

AGENDA

STAFF REPORT 5-8-2019 MEETING

PREPARED BY: B. CAGNEY

APPLICATION NUMBER 19-6187

ADDRESS: 700 SEWARD

HISTORIC DISTRICT: NEW CENTER

APPLICANT: BRIAN HURTTIENNE / CH ARCHITECTS

DATE OF STAFF VISIT: 05-02-2019

PROPOSAL

The building located at 700 Seward Street is a 7-story, apartment building designed by Albert Kahn and constructed in 1926. The “U-Shaped” building sits on the north side of the street, mid-block, in the midst of several multi-story, multi-family residential buildings. The façade is composed of brick and limestone. The structure of the building is typical of many Albert Kahn buildings: a poured-in-place concrete structure of floor slab, columns, and integrated beams and joists. The roof is also concrete. The 7-story bay windows that project from the U-Shaped plan currently have a wooden siding that covers the original stucco material. The windows were replaced in the 2000’s with aluminum units. Staff was unable to find any information about the window replacement in our HDC records. Each residential unit has a HVAC unit visible from the exterior.

There have been several additions to the building over the years. A parking structure adjacent to the west side of the building was added in 1957, as well as a wood-framed connector that links the parking structure to the apartment building, added in 1966. A one-story stucco addition to the east side of the building was also added in the 1960’s to enlarge the kitchen. On the east side of the building is a surface parking lot. The front of the building has landscaping features in the space between the building wings and the right-of-way. A black metal picketed fence restricts access from public right of way to the court yard. Planting beds filled with shrubs and ornamental trees are arranged around the perimeter of the courtyard.

With the current proposal, the applicant is seeking the Commission’s approval to complete the following work associated with the overall rehabilitation of the building **as per the attached drawings:**

Building:

- Repair existing windows as needed
- Replace brick masonry as needed, new brick to match existing
 - Tuck pointing for masonry, mortar to match existing in texture and color
- Remove non-historic wood siding on bay windows, replace with stucco to match original Kahn drawings
- Restore limestone cap at parapet, existing limestone to be removed and replaced in kind with new in areas where damaged and broken
- The limestone balustrades at the top of the wings will be removed and replaced in kind with new balusters where broken or missing
- The parking structure will be repaired as needed with concrete to match existing color and texture
- The existing HVAC units under most large bay windows will be replaced
 - The new louvers will be light gray metal to blend in with new stucco exterior
 - Louvers not in bay windows to be painted “reddish-brown” in attempt to match brick façade
- New HVAC units are proposed for the rear of the building

REPORT

- Proposed HVAC will align in one vertical column under the existing windows
- A new opening on the rear of the building will accommodate trash removal, causing the removal of an existing door and window
 - The new opening will have a roll-down electric door in “a dark reddish brown color”
 - The new opening will allow for truck access
- A reconfigured stairway will be constructed on the existing wood connector between the parking lot and building
 - The addition will remove existing exterior metal stairway and replace with a new covered stairway that allows access to the entrance vestibule from the parking
 - The reconfigured connector will allow for a new vestibule with security access into the building
 - Two windows on the west façade will be bricked in, with a 1” setback from the original window frame
 - A new roof of white EPDM membrane will cover the stairway

Site:

- The parking lot will be reconfigured with handicapped spaces added near the entrance
 - a low-sloped, no curb transition from the parking lot to the building
- A new sidewalk along the west side of the building from the parking lot to the building
 - Sidewalk will have a pedestrian access gate to the sidewalk along Seward street
- A new fenced area for pets on the east side of the building walkway
- The front of the building will open up to accommodate proposed retail and café amenities on the first floor the building
 - A new stair and ramp configuration is proposed for handicapped accessibility to the front entrance
 - Black metal railings are proposed for the handicapped ramp
 - The existing raised portion of the courtyard will be a mix of plain concrete and stained concrete in a striped pattern
 - Planter areas are proposed
 - The existing decorative light fixtures in the courtyard will remain
 - Reconfigured landscaping and benches will be added to create a “park-like” atmosphere

ELEMENTS OF DESIGN – NEW CENTER

- (10) *Relationship of architectural details.* Architectural details generally relate to style. Porches, window frames, cornices, dormers and gables are frequently treated. Neo-Georgian and colonial revival buildings display classic details in wood; buildings influenced by the arts-and-crafts movement have wood details such as half-timbering, heavy vergeboards, and other wood elements. The vernacular “four-square” buildings usually show restraint in detail. In general, the houses on Virginia Park are more ornate than those in the rest of the district. Some of the apartment buildings display carved stone ornament set in panels, string courses, spandrels and cornices.
- (13) *Relationship of significant landscape features and surface treatments.* The typical treatment of individual properties is a flat or slightly graded front lawn area in grass turf subdivided by a concrete or brick walk leading to the front entrance; a side walk sometimes leads to the rear. On sufficiently graded lots, steps lead up the earthwork terraces to the front steps. Some straight side driveways, primarily in concrete but a few in brick, leading from the street to the rear garages exist on Virginia Park, Bethune, and Lothrop. Where front lawns are uninterrupted by driveways, a unity

REPORT

to the succession of front lawns is achieved. Foundation plantings of an evergreen and deciduous character are present on individual lawns. Hedges between properties along the side lot lines are common; properties on corner lots frequently have hedges along the north south street. Trees are evenly spaced on the tree lawn; on Pallister where the tree lawn has been widened, trees are planted close to the public side walk and upright lighting standards are evenly spaced near the brick paving of the street. Public sidewalks throughout the district are concrete; brownstone and some bluestone curbs remain on Delaware between Woodward and Second, Virginia Park and Seward. Virginia Park is paved in brick; traffic off Woodward enters and exits through a horseshoe with wrought iron gates and brick piers with stone cresting and foundations. A grassy turf, hedges, and young trees are planted inside the court created by the horseshoe. Newer gates at the entrances of other blocks are of the same materials. Side and rear yard wooden fences, either painted brown or left in a natural state, exist throughout New Center Commons. Side yard fences generally do not extend beyond the face line of the front porch, except where they fence in side lots or corner properties. Fencing in public view through the district, the fluted designed to compliment the style, design, material, and date of the residence. Pallister between Second and Third Streets is a pedestrian street; it is paved in brick with concrete around its perimeter. Street furniture and upright iron light standards are placed at regular intervals. Ornamental poles (O.P.-type, Detroit Public Lighting) are located on Delaware between Woodward and Second, Virginia Park and Seward. On Second Boulevard and Third Avenue, where they run throughout the district, are fluted steel lighting standards with crane-neck pendants (Union Manufacturing Company No. 4700). Alleys are paved in either asphalt or concrete, the exception being the alley north of Delaware east of Second, which is brick. Parking areas off the alleys next to the alley-facing garages in New Center Commons are also either asphalt or concrete. Alleys are entered and exited on Bethune Court; they do not have outlets on Third Avenue. Bethune Court, Bethune Street, and the alleys have tall, modern light standards. Ornamental light posts on Pallister Commons are Union Metal Manufacturing No. SP874-Y1.

RECOMMENDATION

The project is applying for Federal Historic Preservation Tax Incentives. As such, the scope of rehabilitation for the building should be expected to conform with the Secretary of the Interior Standards for Rehabilitation Number 6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.* Much of the proposed changes are substantiated through the original architectural plans drawn by Albert Kahn, which were attached with the application. Much of the detailed photographic documentation regarding damaged features was missing from the application. For instance, it is unclear exactly how many of the balusters at top of the bay windows need replacement or what is the extent of damage at limestone cap at the parapet and how much replacement is necessary. It is unclear to staff where or how much brick masonry will be replaced. The application could have also benefited from more detail regarding replacement windows and doors, as stated "The penthouse will get new windows and doors to be fashioned after the original doors based on the Albert Kahn drawings." A spec sheet with specific information regarding the proposed doors and windows would have been beneficial to staff when reviewing the application.

It is staff's opinion that the Commission issue a Certificate of Appropriateness for the proposed work based on the Secretary of the Interior's Standards for Rehabilitation Number 6) *Deteriorated features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

... with the condition that the applicant submits further documentation of all areas of deterioration, final specs for all replacement materials be provided, and HDC staff (with assistance from Planning and Development landscape architects), be afforded the opportunity to review and approve the final landscape plan prior to the issuance of the permit.

REPORT

Motion DRAFT

- I move that the Commission **issue** a Certificate of Appropriateness for the proposed work items proposed in application number 19-6187 because the work as described does meet the Secretary of the Interior's Standards for Rehabilitation Number 6) *Deteriorated features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

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REPORT



Sanborn Map



700 Seward – Front Elevation - Staff Photo

REPORT



700 Seward – Front Elevation - Staff Photo



700 Seward – Front Elevation, Landscaping - Staff Photo

REPORT



700 Seward – Sidewalk and right of way - Staff Photo



700 Seward – East Elevation, kitchen addition - Staff Photo

REPORT



700 Seward – West Side - Staff Photo



700 Seward – West Side, front elevation - Staff Photo

REPORT



700 Seward – Existing court yard - Staff Photo

CONTRACTOR NOTE
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MECHANICAL ENGINEER

CIVIL ENGINEER

700 SEWARD

700 SEWARD AVE, DETROIT, MI 48202

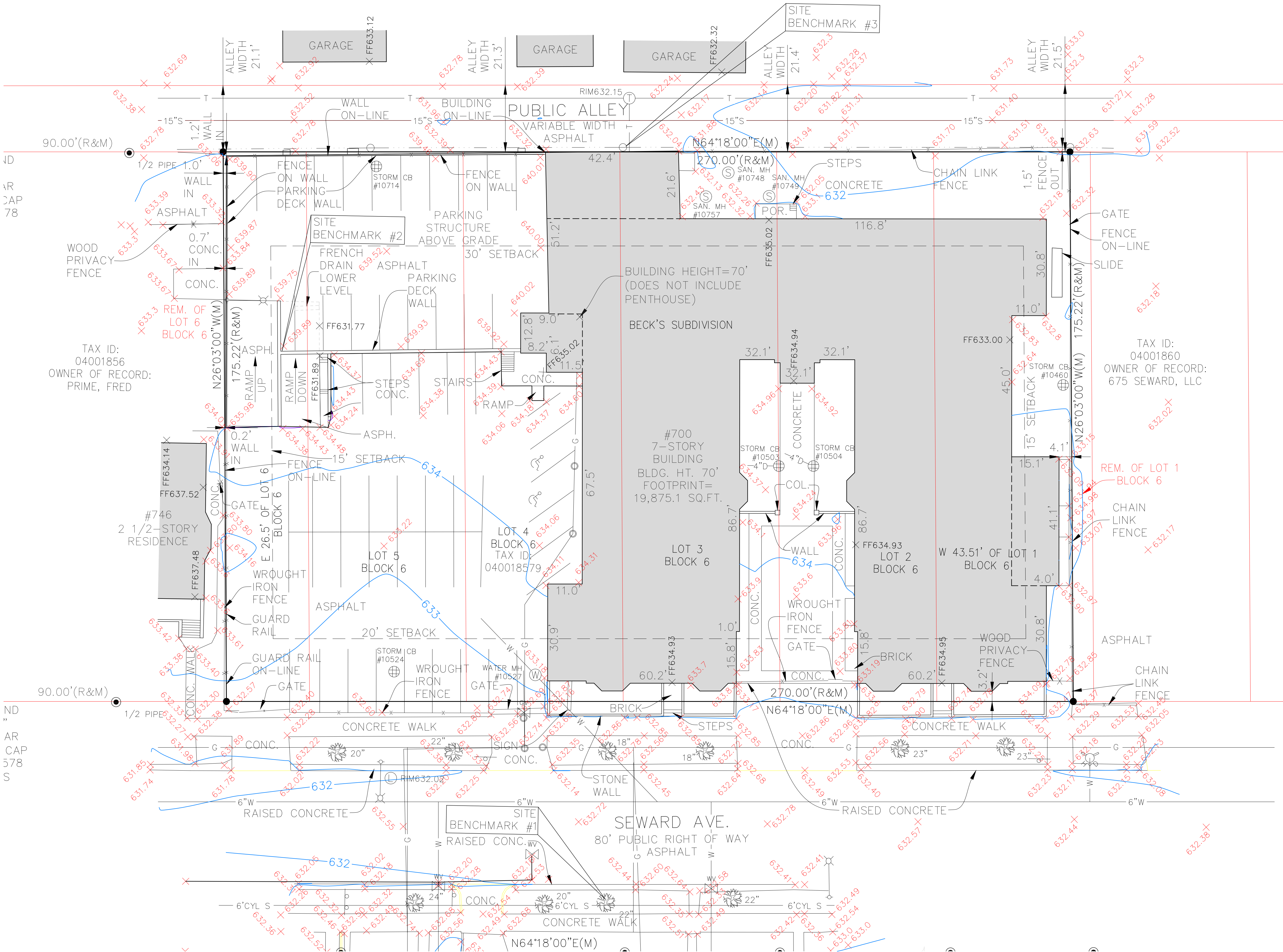
SITE PLAN REVIEW

DATE	DESCRIPTION
1. 02.15.2019	SITE PLAN REVIEW
2. 04.01.2019	SITE PLAN REVIEW
3. 04.08.2019	COMMENTS
4. 04.22.2019	SITE PLAN REVIEW - COMMENTS
	HISTORIC DISTRICT COMMISSION REVIEW

SITE SURVEY

DRAWING NO.

C-100



1 SITE SURVEY
ORIGINAL DRAWING SCALE: 1/16" = 1'-0"

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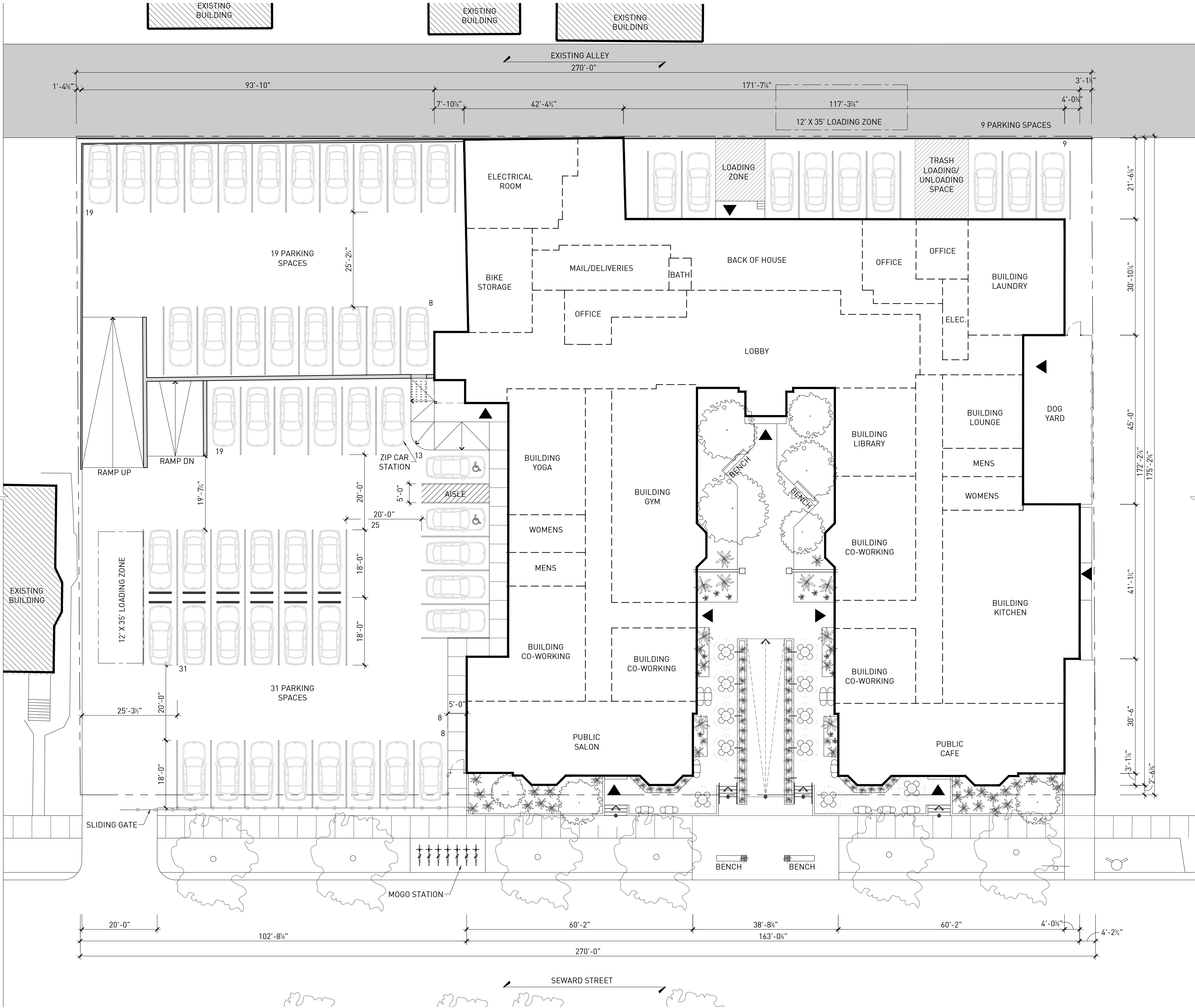
700 SEWARD
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ARCHITECTURAL SITE
PLAN

C-101



1 SITE PLAN
ORIGINAL DRAWING SCALE: 1/16" = 1'-0"



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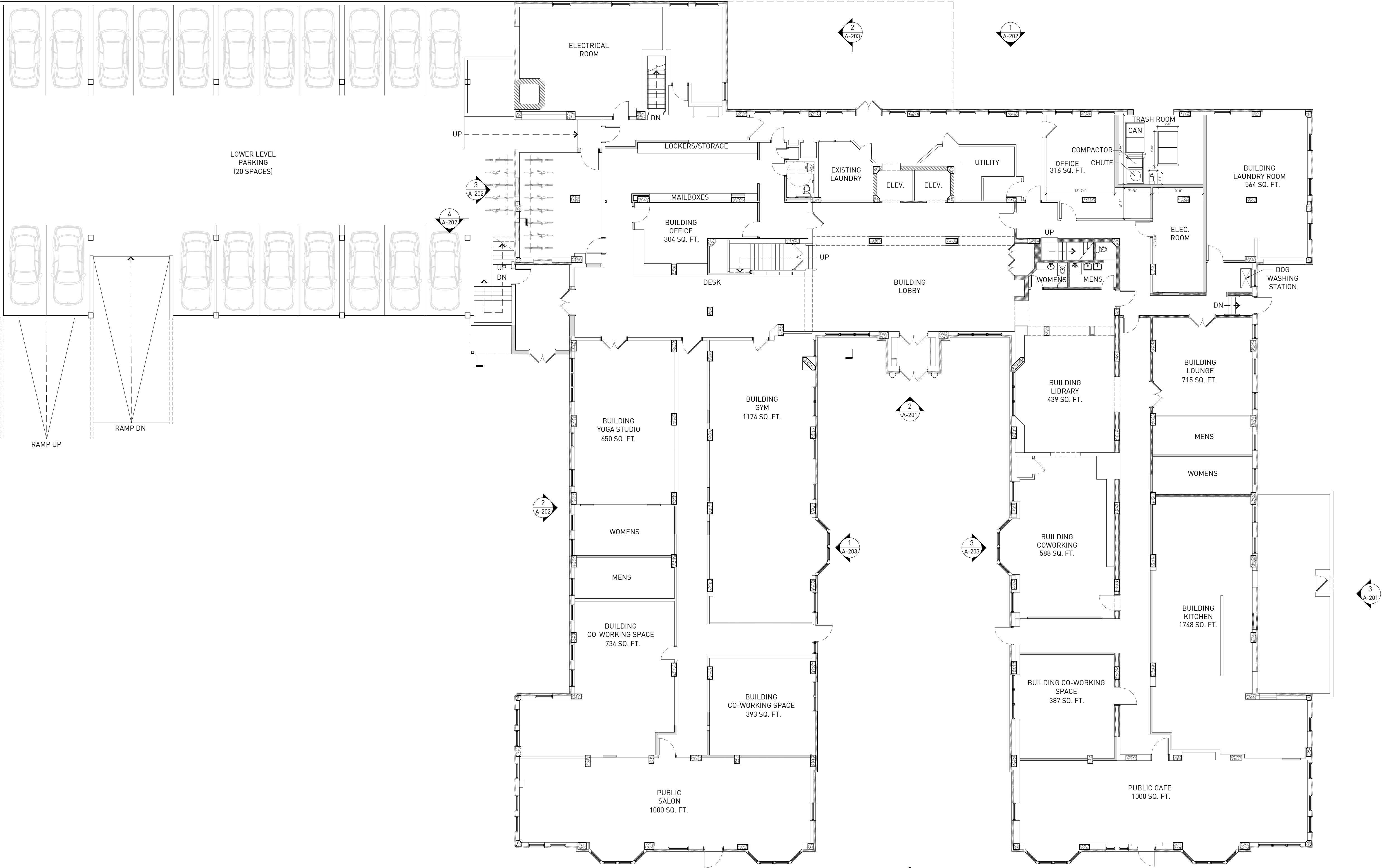
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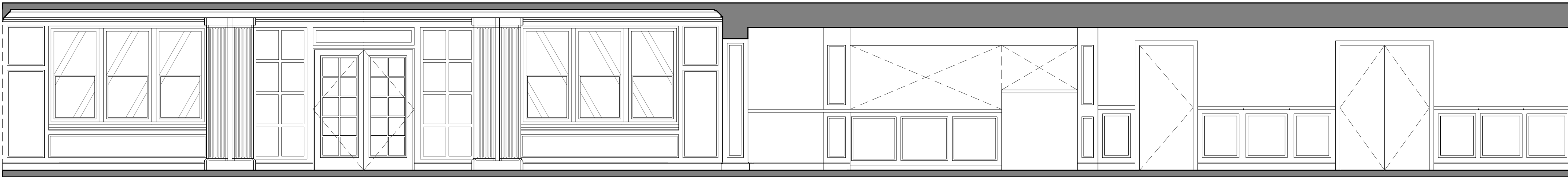
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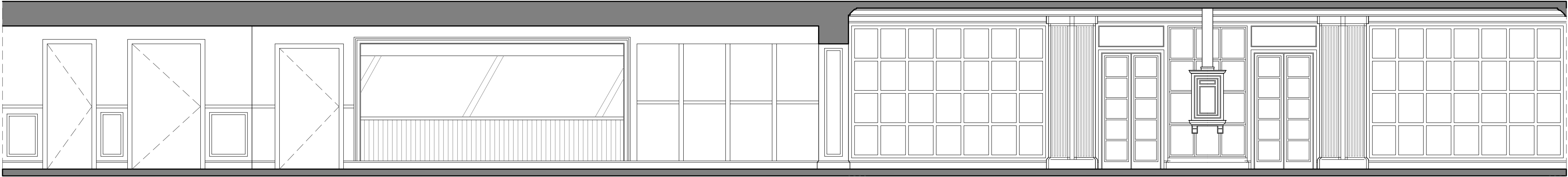
FIRST LEVEL
ARCHITECTURE PLAN

A-101

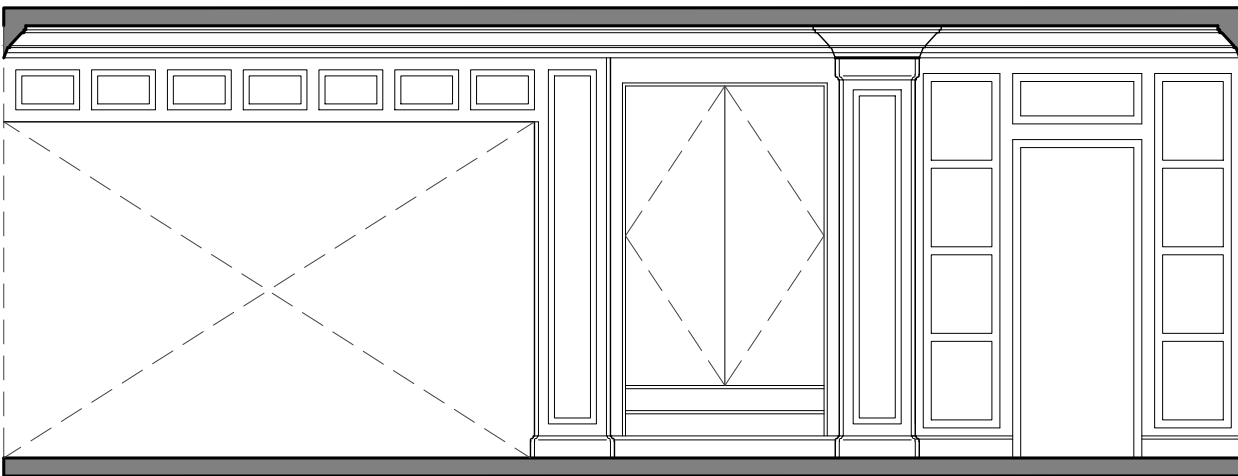




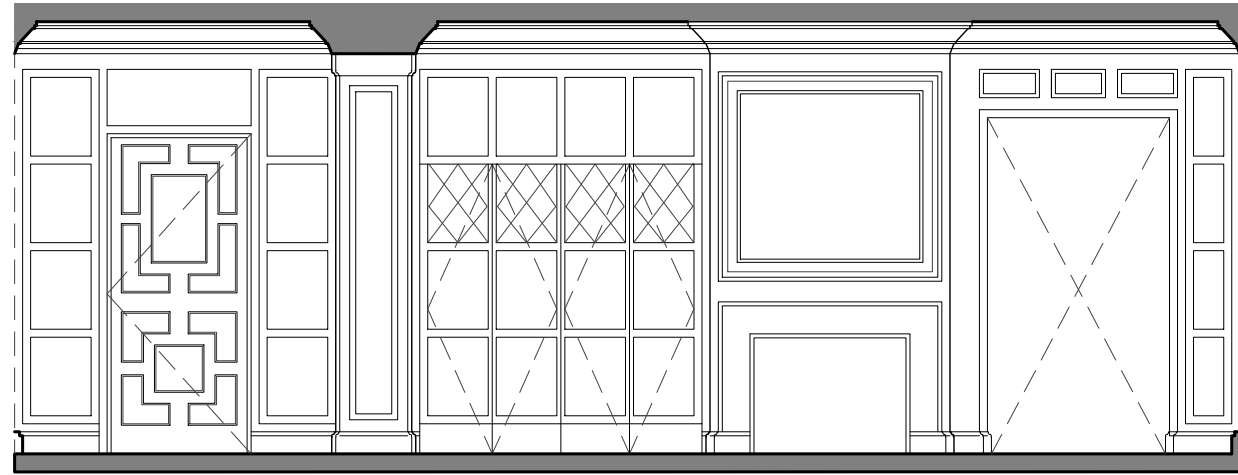
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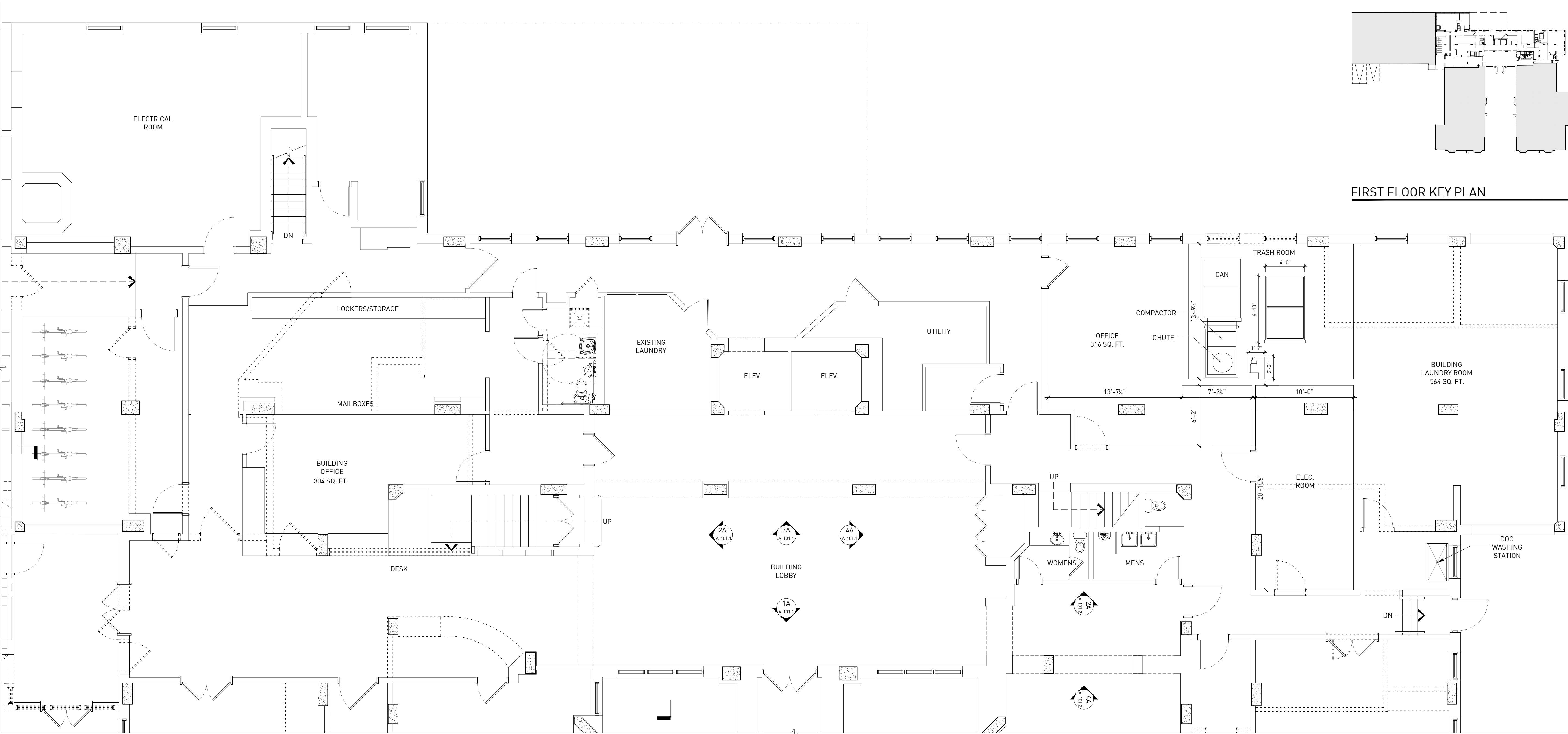
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ORIGINAL DRAWING SCALE: 1/4" = 1'-0"



4A INT. ELEVATION (EXIST/DEMO)
ORIGINAL DRAWING SCALE: 1/4" = 1'-0"



5 ENLARGED FIRST LEVEL ARCHITECTURE PLAN
ORIGINAL DRAWING SCALE: 3/16" = 1'-0"

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CONTRACTOR NOTE
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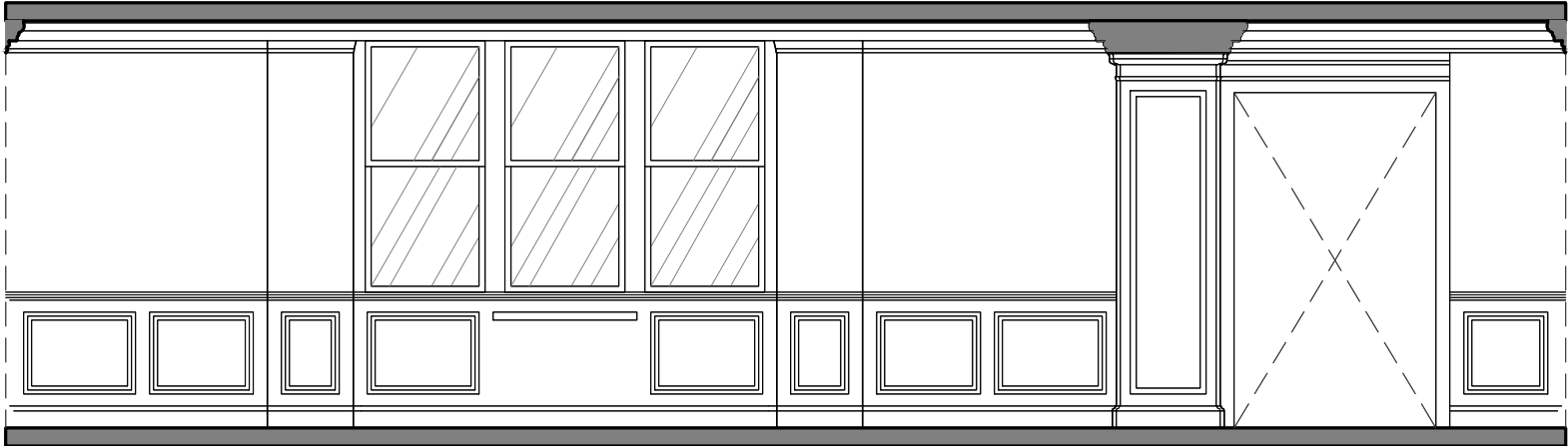
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700 SEWARD AVE, DETROIT, MI 48202
SITE PLAN REVIEW

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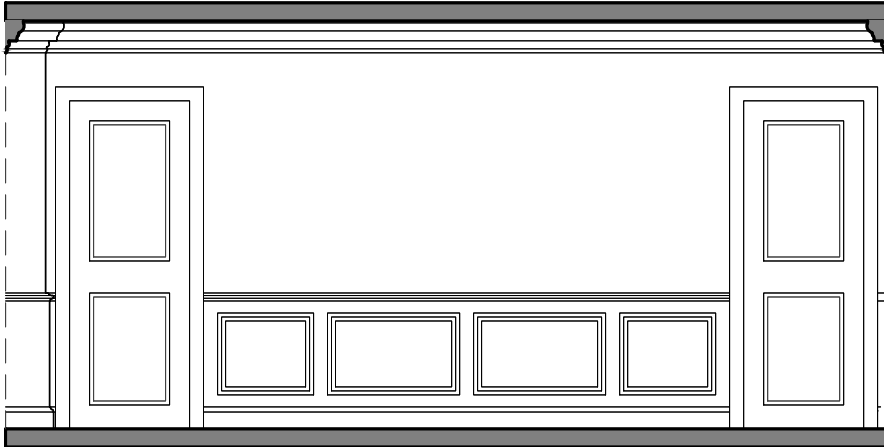
ENLARGED FIRST LEVEL ARCHITECTURE PLAN

DRAWING NO.

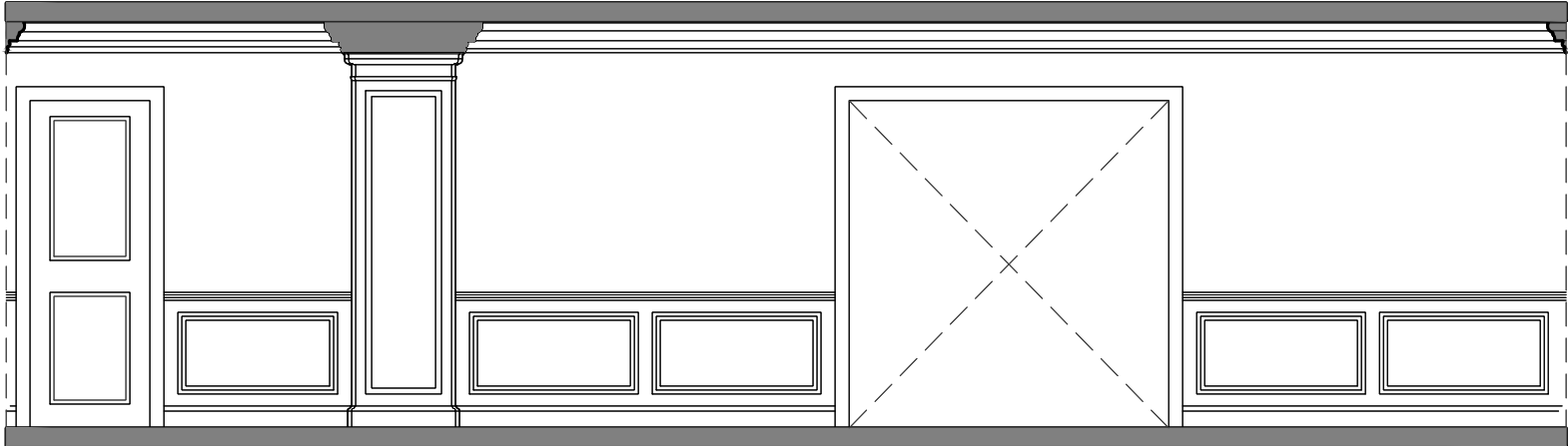
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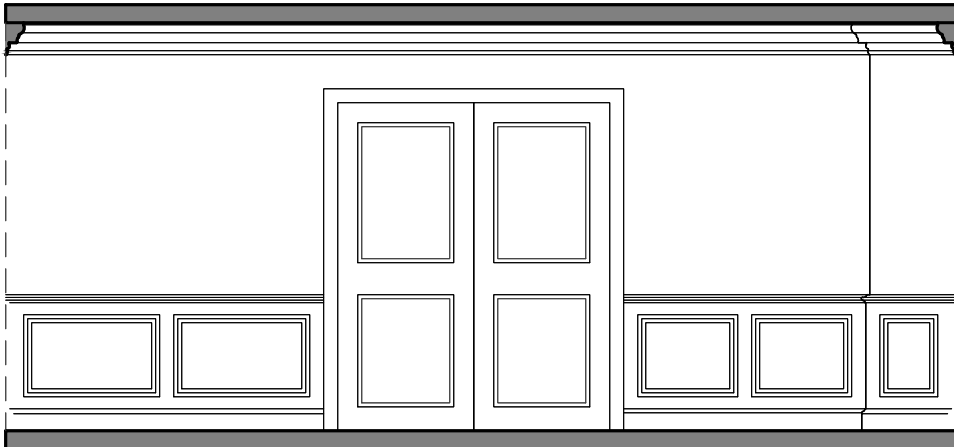
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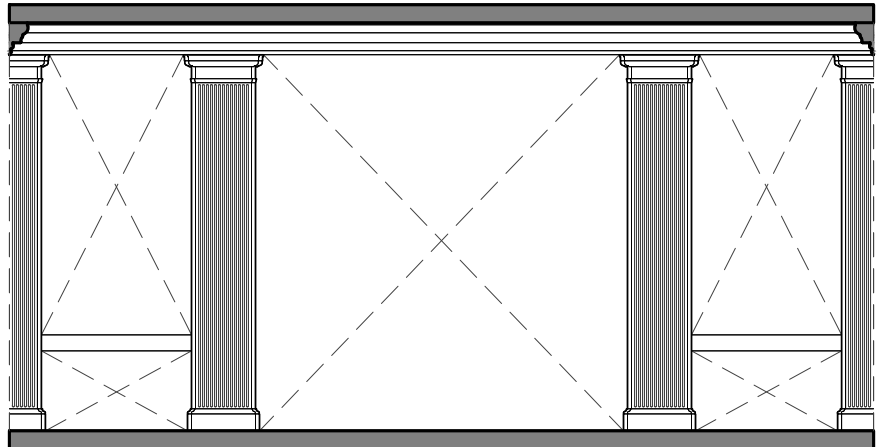
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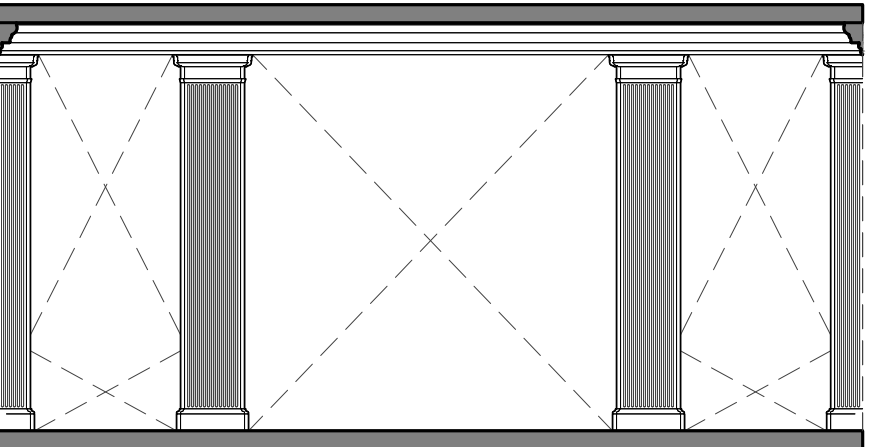
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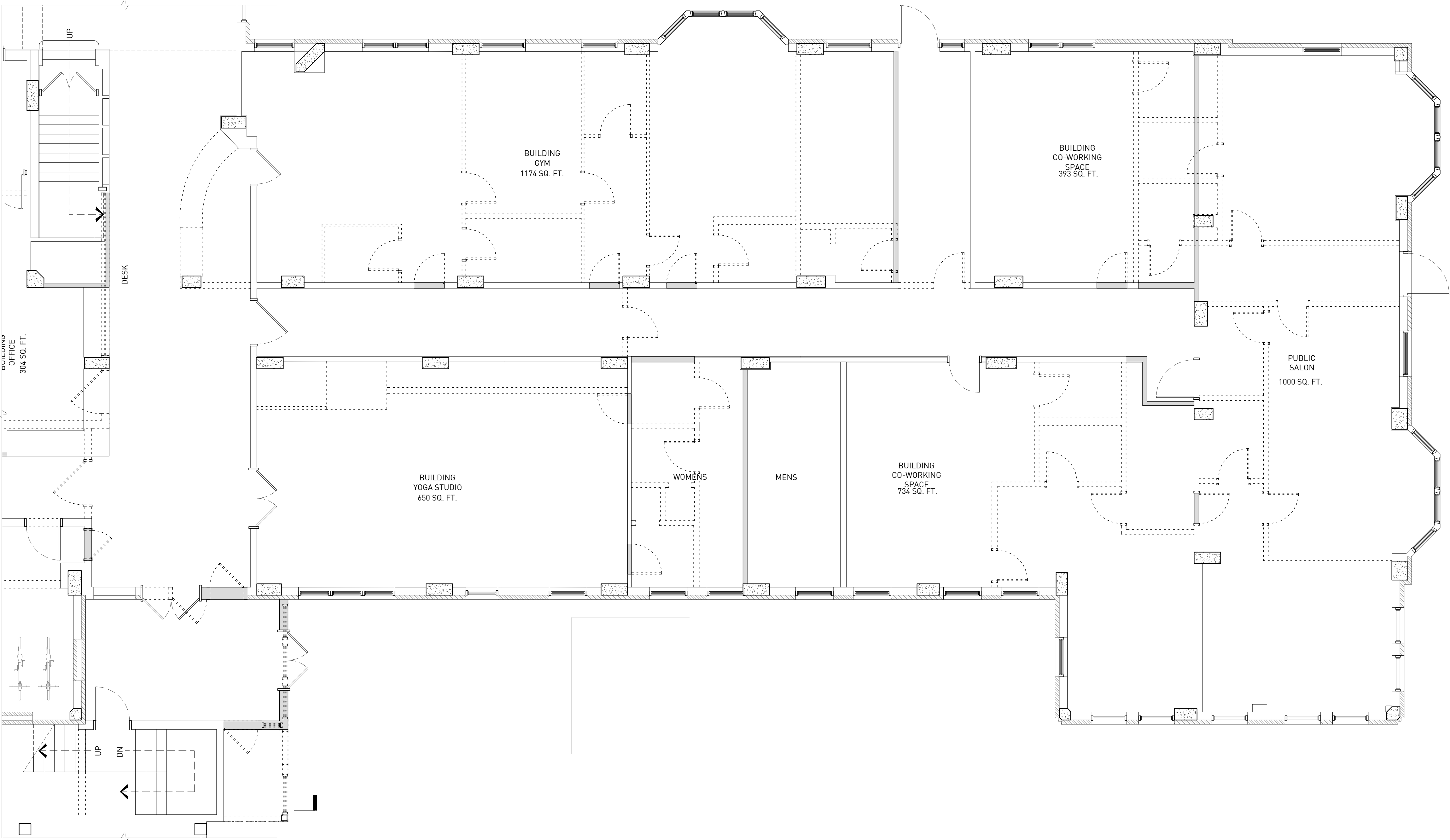
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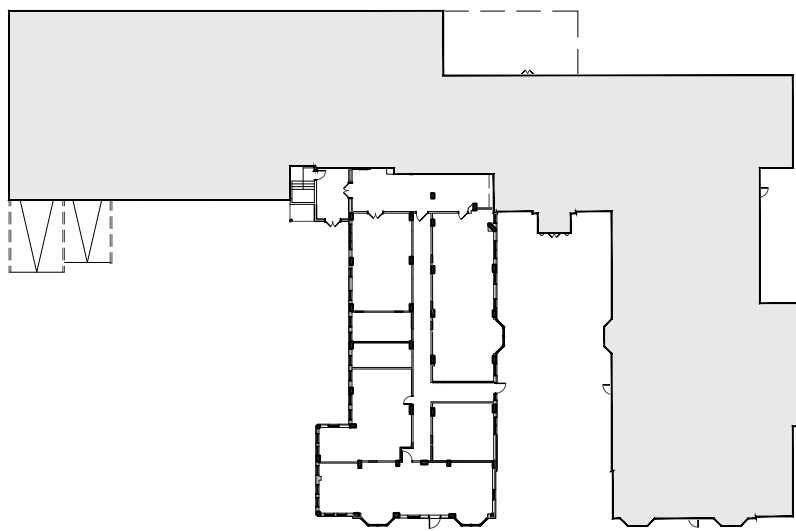
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6A INT. ELEVATION (EXIST/DEMO)
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7 ENLARGED FIRST LEVEL ARCHITECTURE PLAN
ORIGINAL DRAWING SCALE: 3/16" = 1'-0"



FIRST FLOOR KEY PLAN

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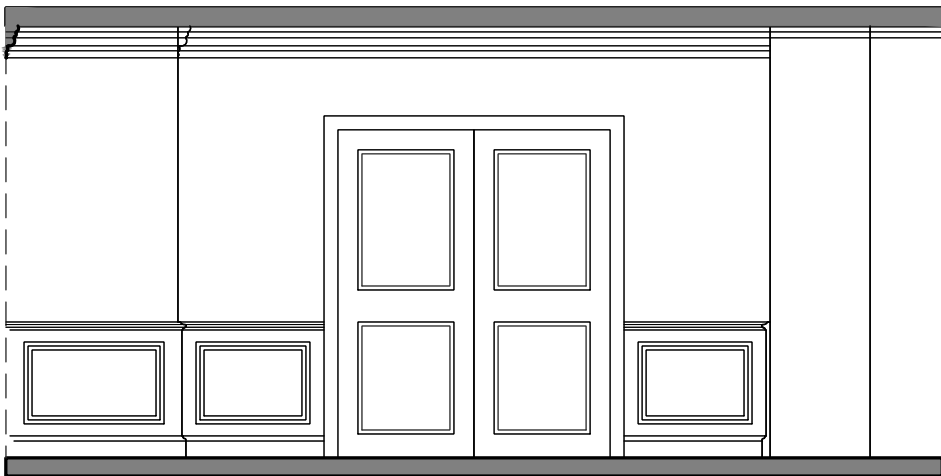
CIVIL ENGINEER

700 SEWARD
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SITE PLAN REVIEW

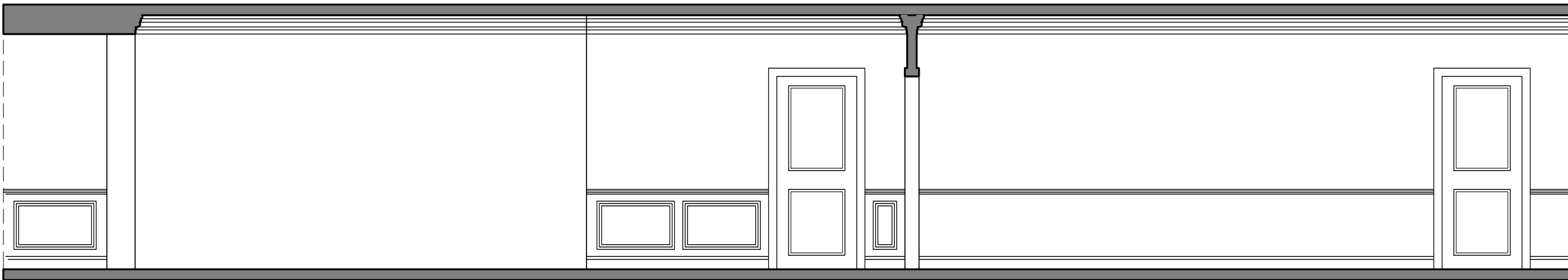
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SEAL

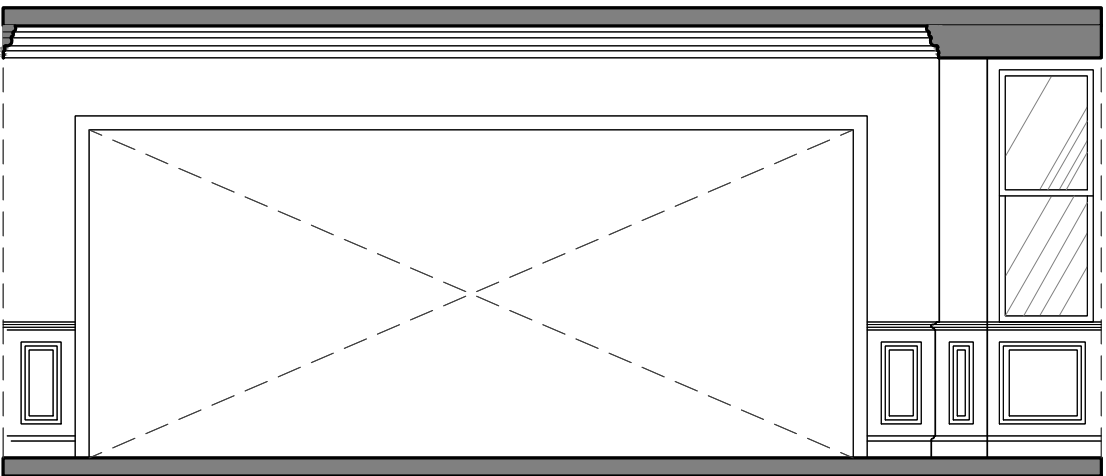
ENLARGED FIRST
LEVEL ARCHITECTURE
PLAN



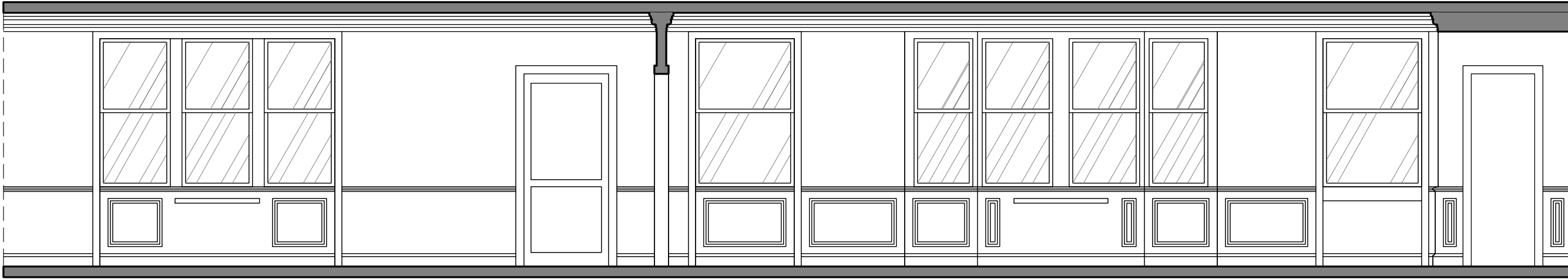
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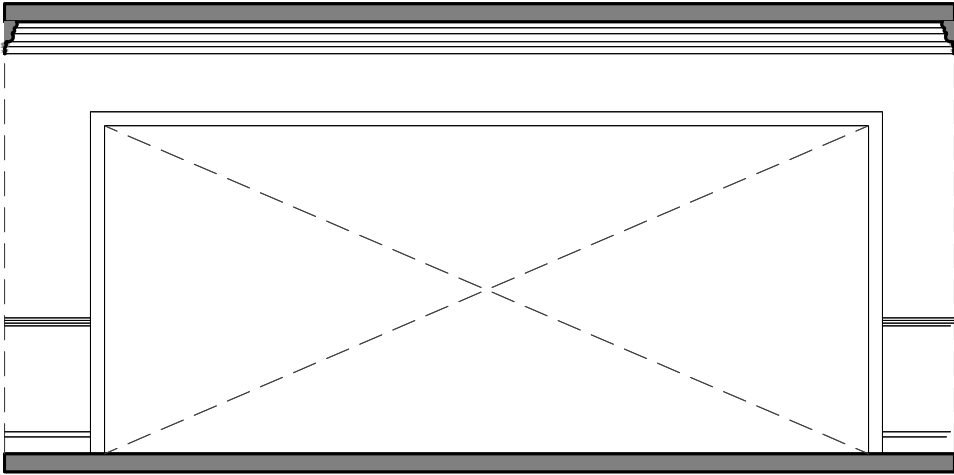
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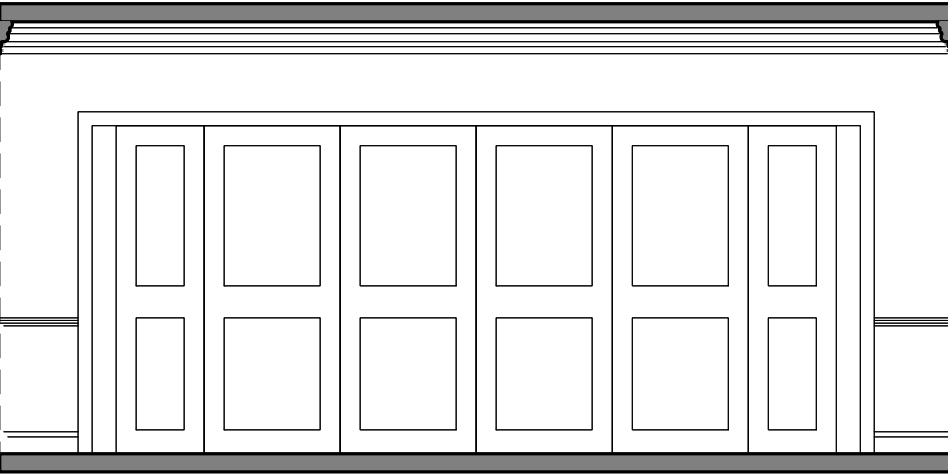
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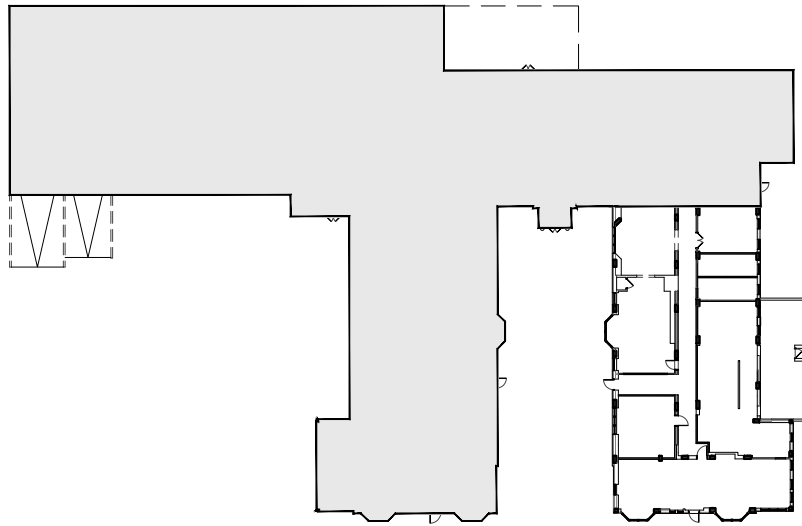
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7 ENLARGED FIRST LEVEL ARCHITECTURE PLAN
ORIGINAL DRAWING SCALE: 3/16" = 1'-0"



FIRST FLOOR KEY PLAN

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MECHANICAL ENGINEER

CIVIL ENGINEER

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SEAL

DRAWING NO.



CHRISTIAN HURTTIENNE ARCHITECTS
2111 WOODWARD AVENUE, #201, MI 48201
313.825.2005 CHA-C.COM

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CONTRACTOR NOTE

MECHANICAL ENGINEER

CIVIL ENGINEER

700 SEWARD

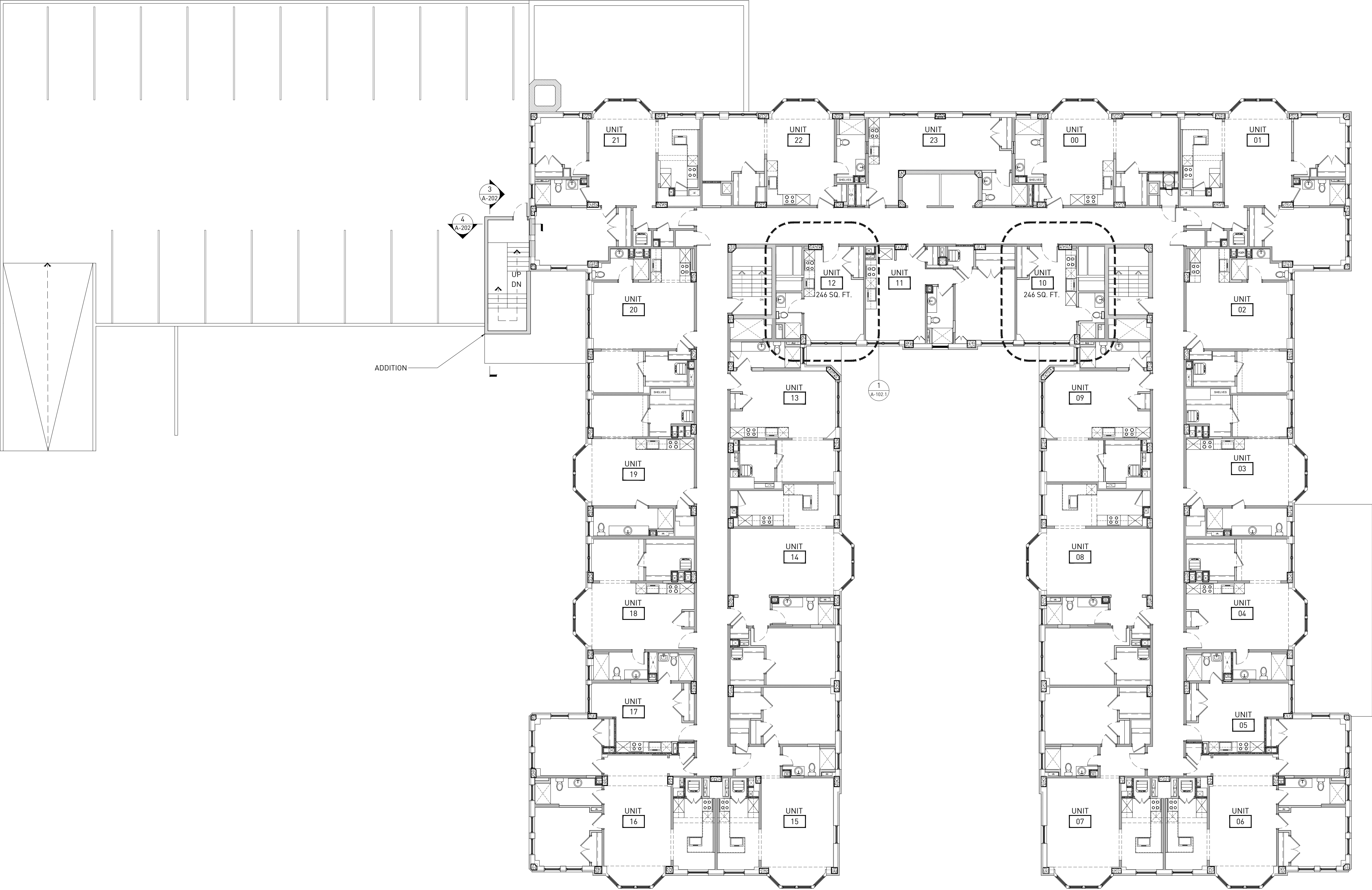
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SECOND LEVEL
ARCHITECTURE PLAN

A-102



1 SECOND LEVEL ARCHITECTURE PLAN
ORIGINAL DRAWING SCALE: 3/32" = 1'-0"



CONTRACTOR NOTE
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MECHANICAL ENGINEER

CIVIL ENGINEER

700 SEWARD
700 SEWARD AVE, DETROIT, MI 48202

SITE PLAN REVIEW

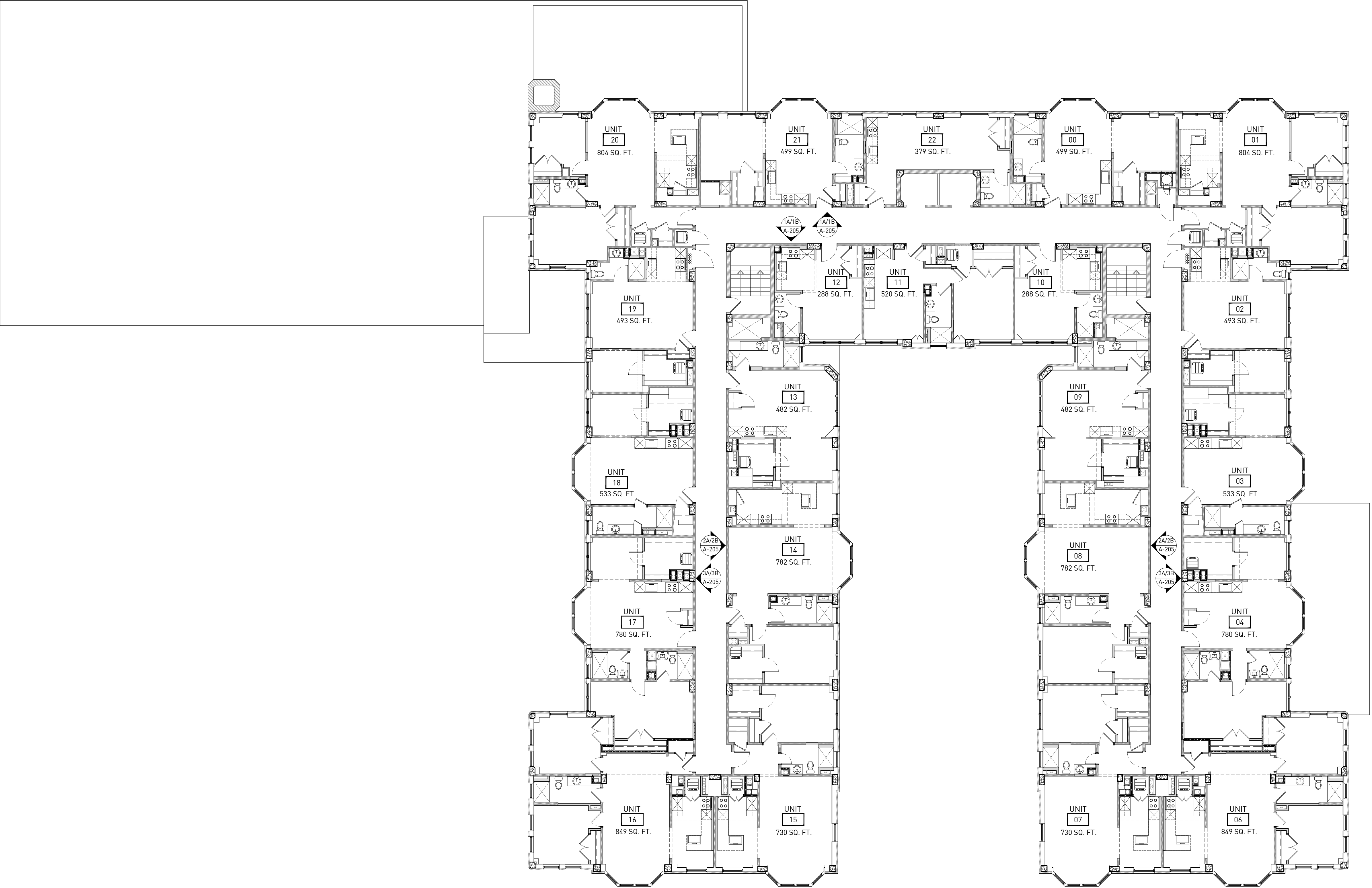
REVISIONS	DATE	DESCRIPTION
1	02.15.2019	SITE PLAN REVIEW
2	04.01.2019	SITE PLAN REVIEW
3	04.08.2019	COMMENTS
4	04.22.2019	SITE PLAN REVIEW - COMMENTS HISTORIC DISTRICT COMMISSION REVIEW

SEAL

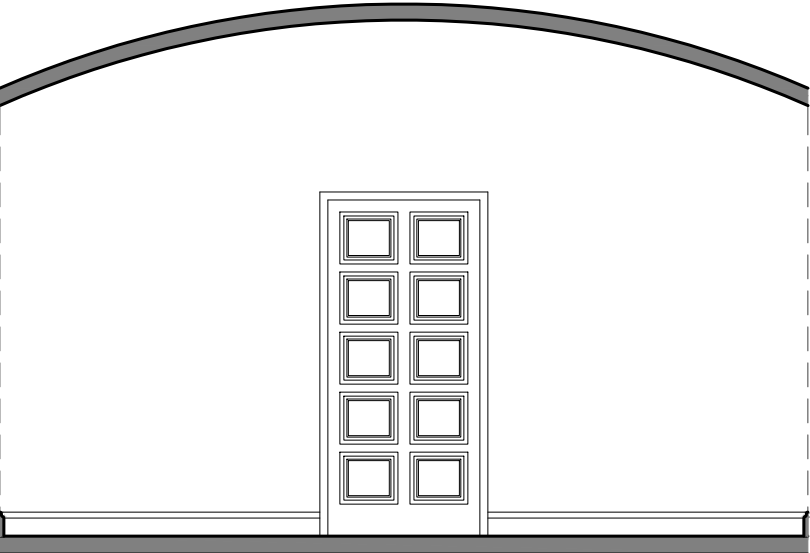
TYPICAL LEVEL (3-7)
ARCHITECTURE PLAN

DRAWING NO.

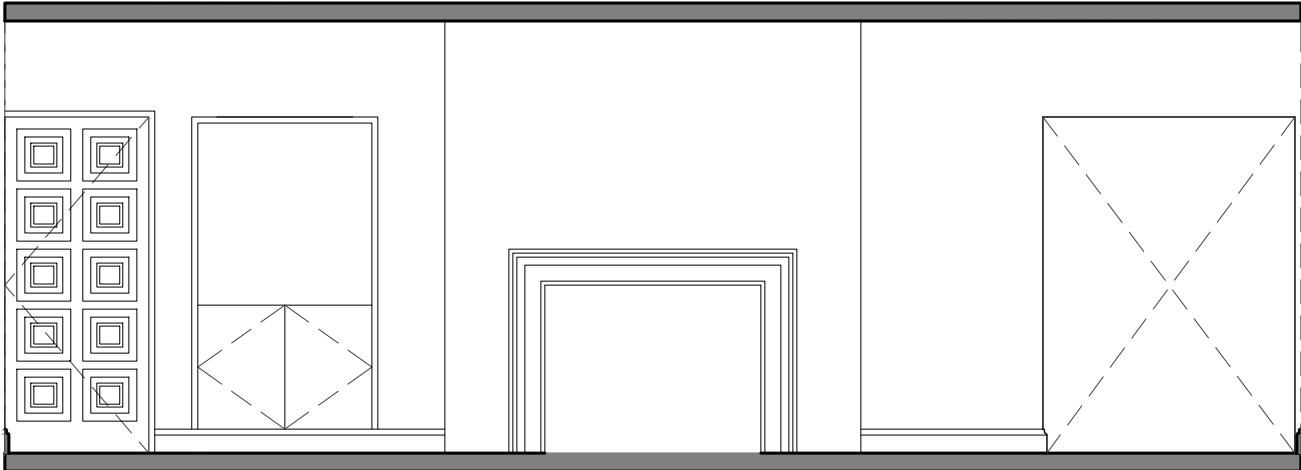
A-103



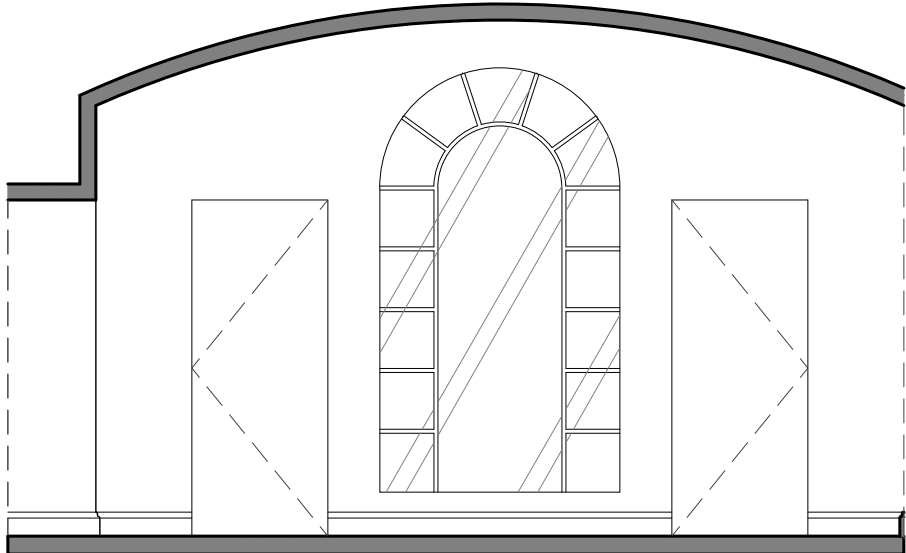
EXISTING INTERIOR ELEVATIONS



1 INT. ELEVATION (EXIST/DEMO)
SCALE: 1/4" = 1'-0"



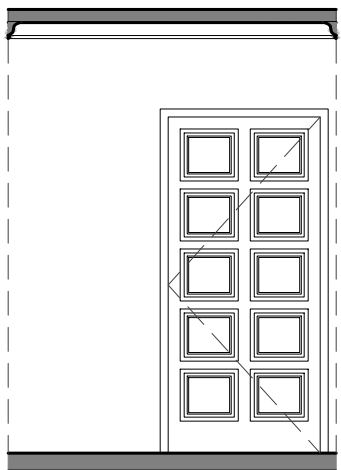
2 INT. ELEVATION (EXIST/DEMO)
SCALE: 1/4" = 1'-0"



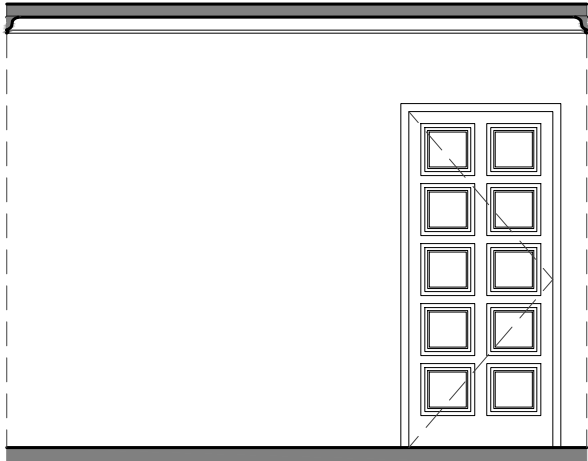
3 INT. ELEVATION (EXIST/DEMO)
SCALE: 1/4" = 1'-0"



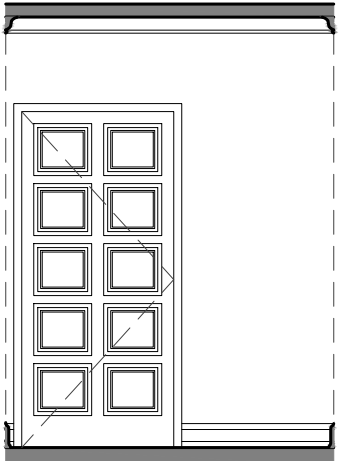
4 INT. ELEVATION (EXIST/DEMO)
SCALE: 1/4" = 1'-0"



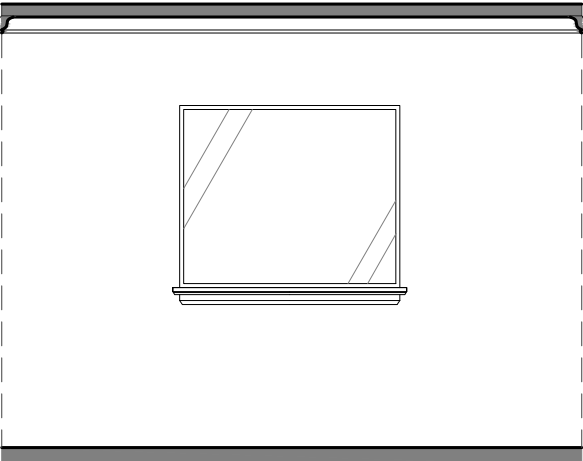
5 INT. ELEVATION (EXIST/DEMO)
SCALE: 1/4" = 1'-0"



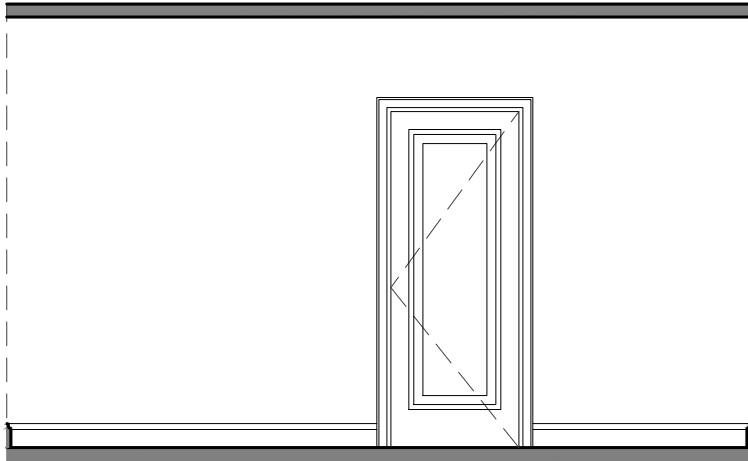
6 INT. ELEVATION (EXIST/DEMO)
SCALE: 1/4" = 1'-0"



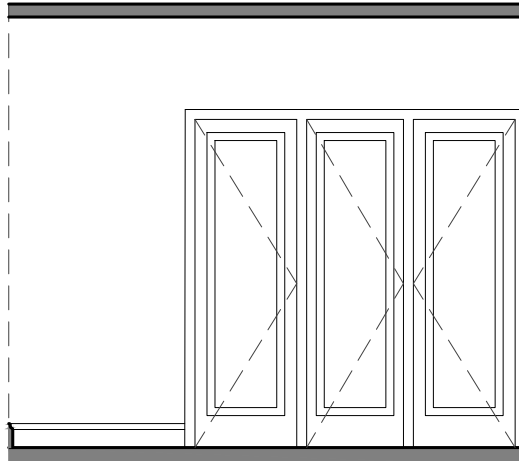
7 INT. ELEVATION (EXIST/DEMO)
SCALE: 1/4" = 1'-0"



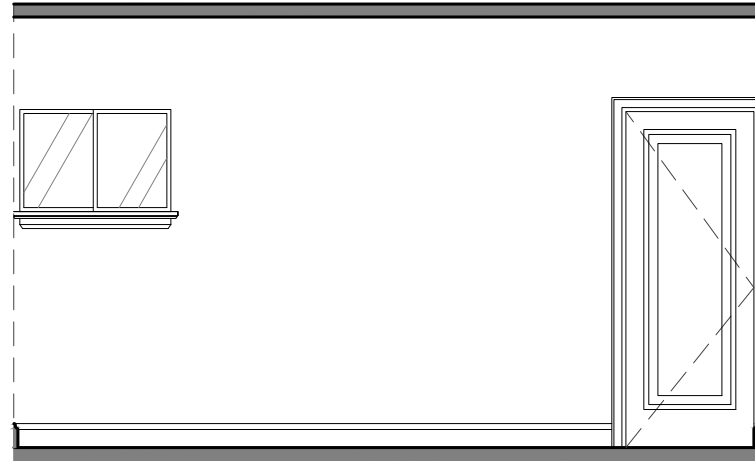
8 INT. ELEVATION (EXIST/DEMO)
SCALE: 1/4" = 1'-0"



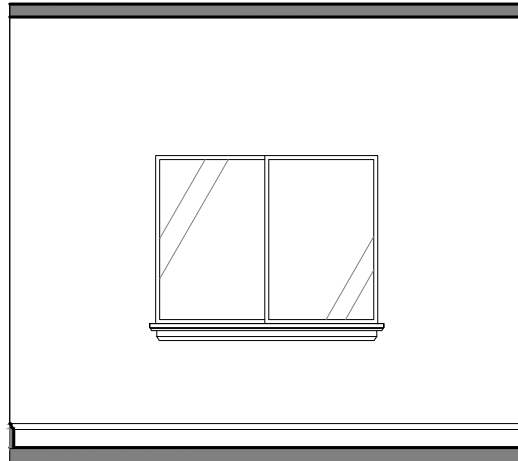
9 INT. ELEVATION (EXIST/DEMO)
SCALE: 1/4" = 1'-0"



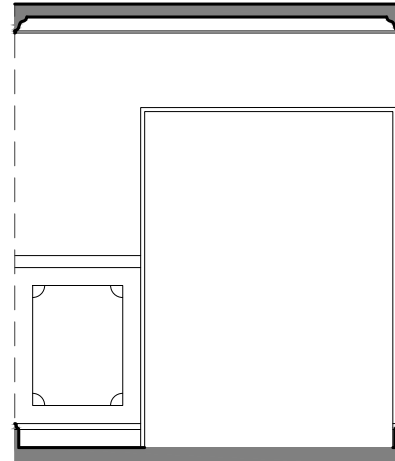
10 INT. ELEVATION (EXIST/DEMO)
SCALE: 1/4" = 1'-0"



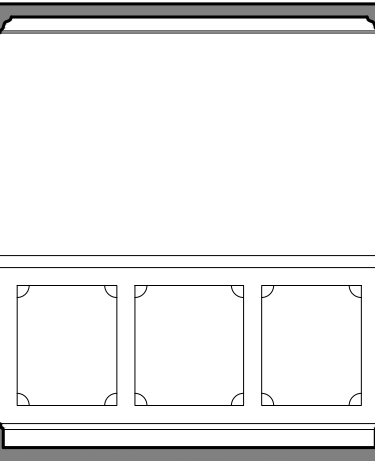
11 INT. ELEVATION (EXIST/DEMO)
SCALE: 1/4" = 1'-0"



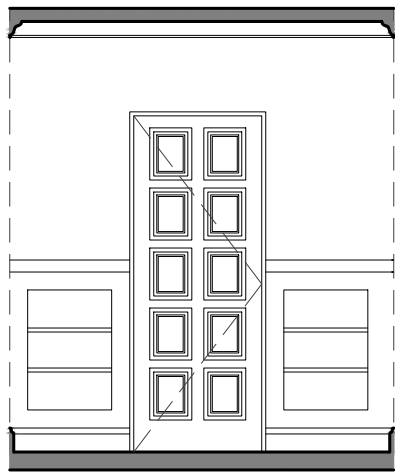
12 INT. ELEVATION (EXIST/DEMO)
SCALE: 1/4" = 1'-0"



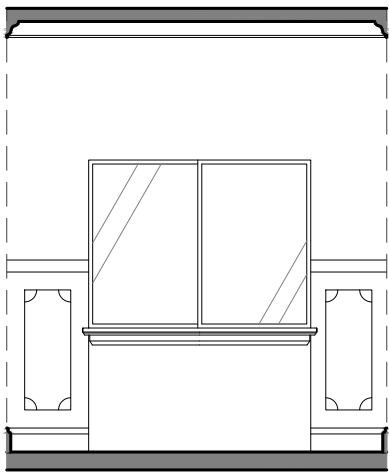
13 INT. ELEVATION (EXIST/DEMO)
SCALE: 1/4" = 1'-0"



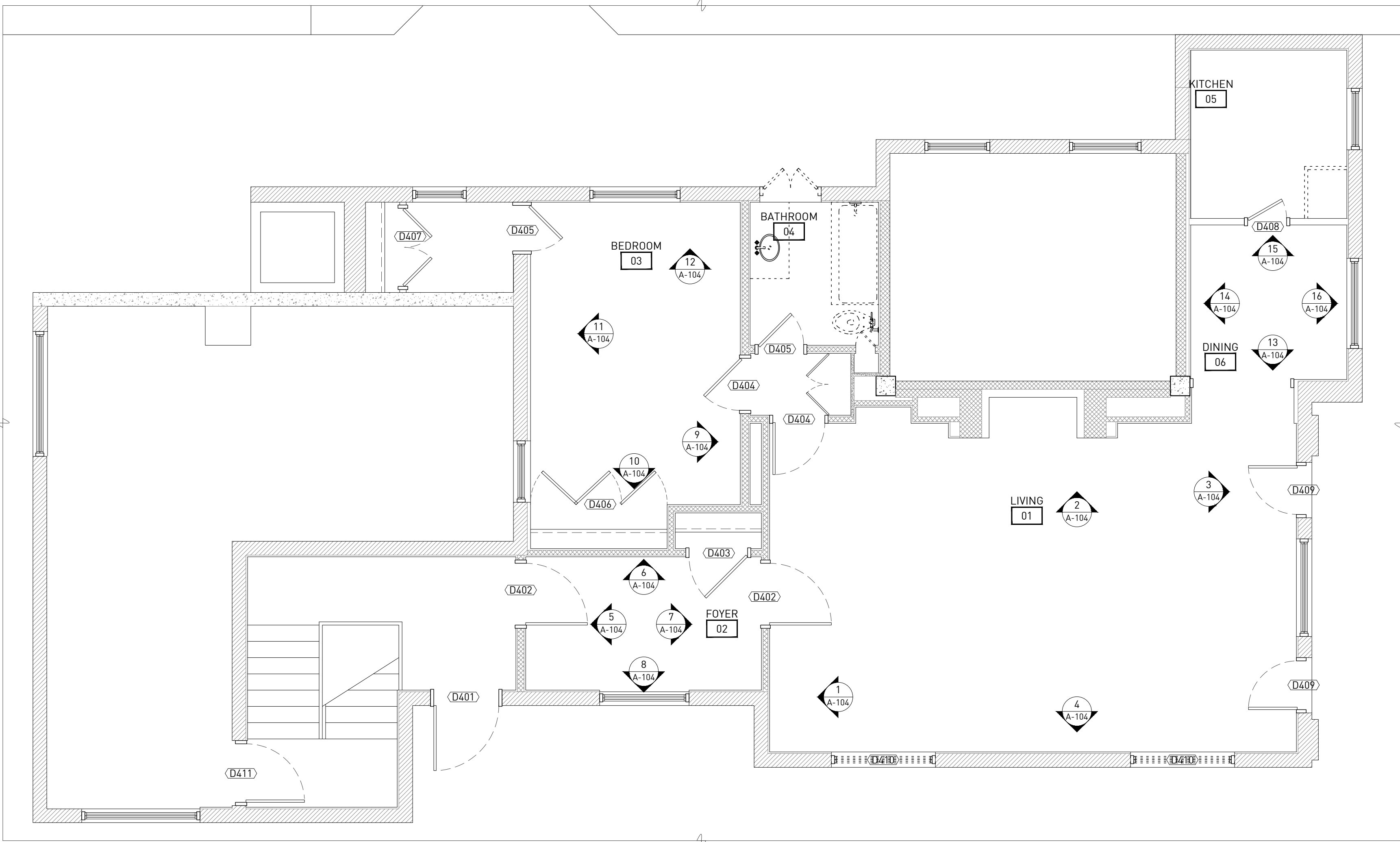
14 INT. ELEVATION (EXIST/DEMO)
SCALE: 1/4" = 1'-0"



15 INT. ELEVATION (EXIST/DEMO)
SCALE: 1/4" = 1'-0"



16 INT. ELEVATION (EXIST/DEMO)
SCALE: 1/4" = 1'-0"



17 PENTHOUSE LEVEL ARCHITECTURE PLAN
ORIGINAL DRAWING SCALE: 1/4" = 1'-0"

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MECHANICAL ENGINEER

CIVIL ENGINEER

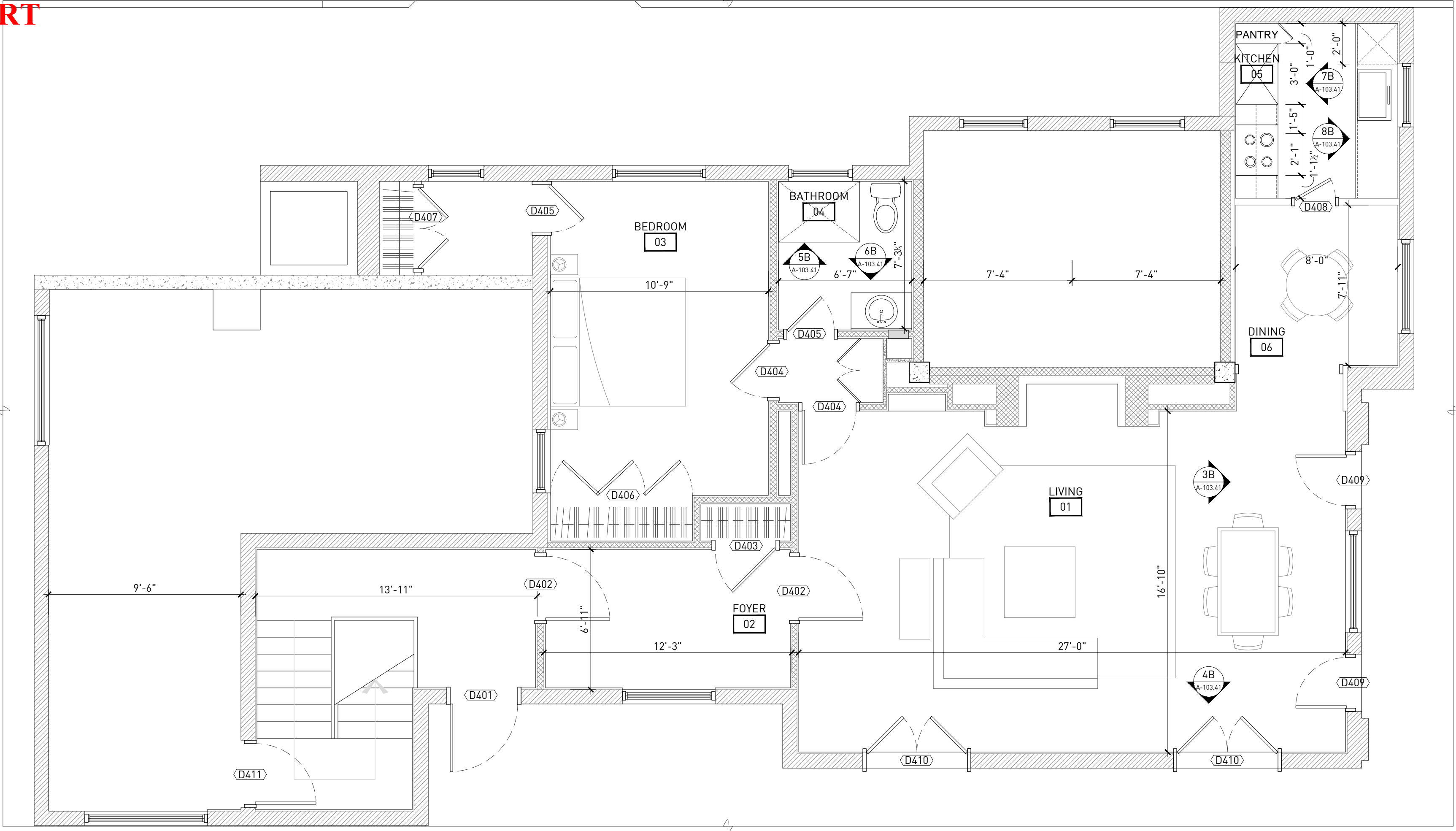
700 SEWARD
700 SEWARD AVE, DETROIT, MI 48202
SITE PLAN REVIEW

REVISIONS	DATE	DESCRIPTION
1.	02.15.2019	SITE PLAN REVIEW
2.	04.01.2019	COMMENTS
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4.	04.22.2019	HISTORIC DISTRICT COMMISSION REVIEW

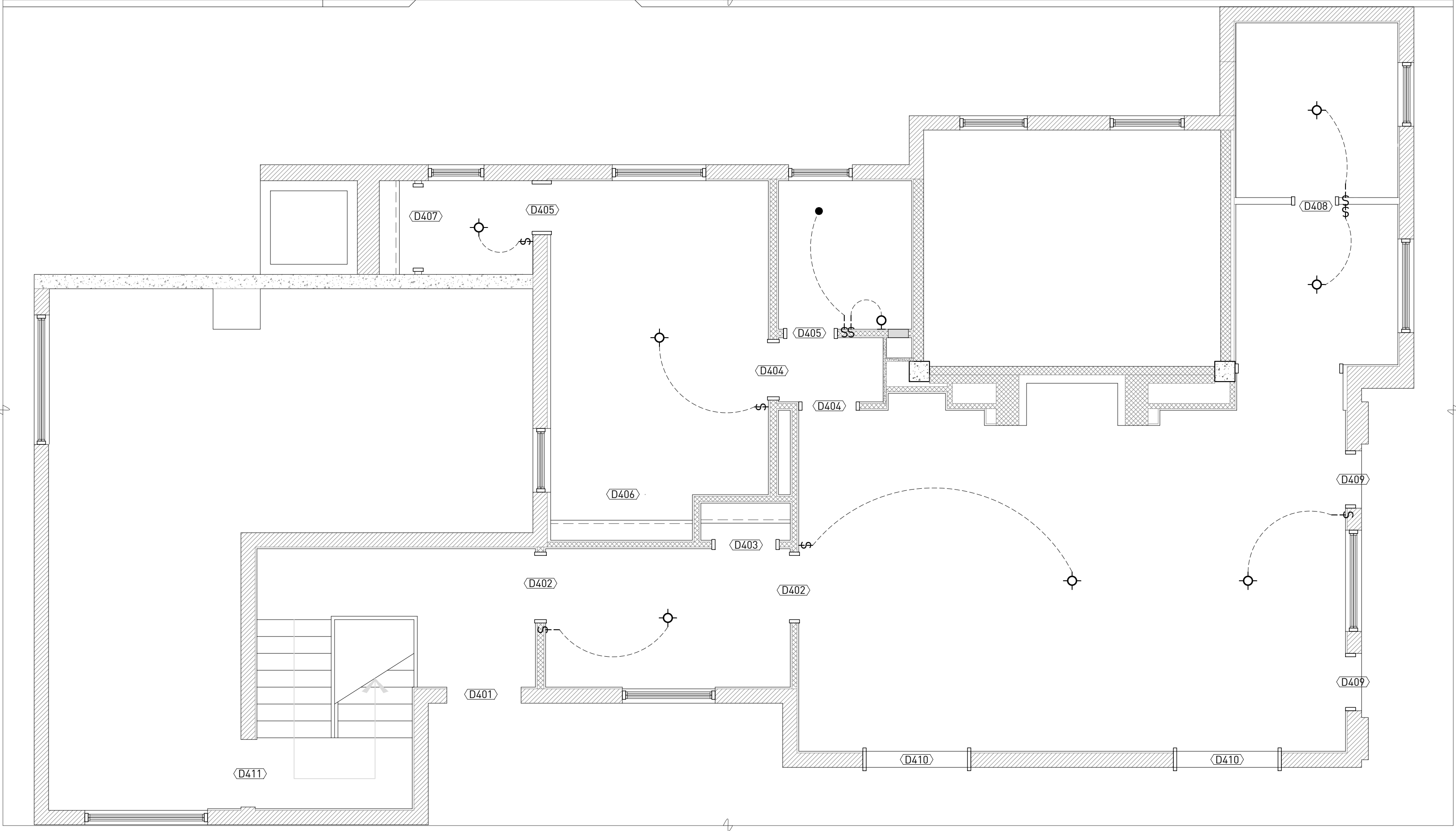
PENTHOUSE
ARCHITECTURE PLAN

A-104

DRAWING NO.

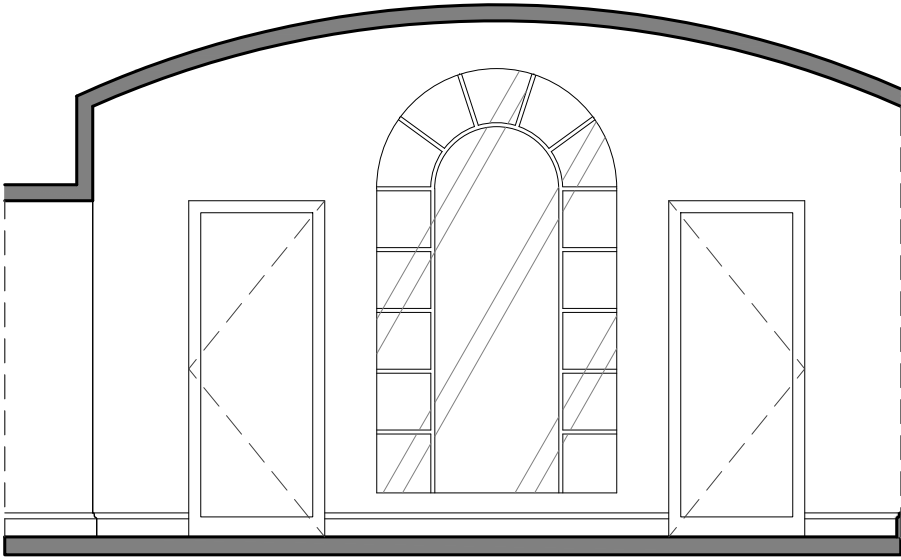


1 PENTHOUSE LEVEL ARCHITECTURE PLAN
ORIGINAL DRAWING SCALE: 1/4" = 1'-0"

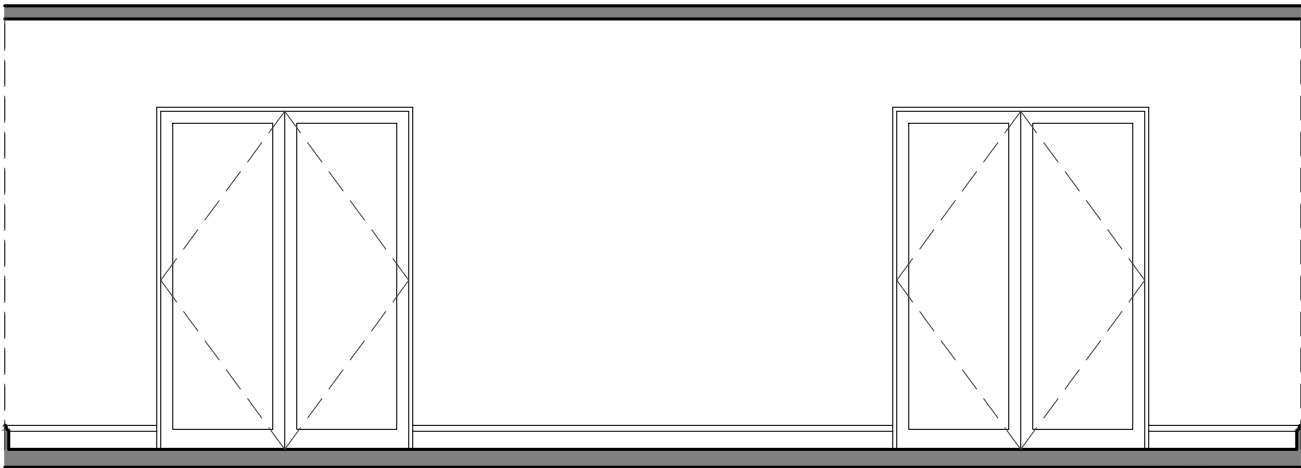


2 PENTHOUSE LEVEL REFLECTED CEILING PLAN
ORIGINAL DRAWING SCALE: 1/4" = 1'-0"

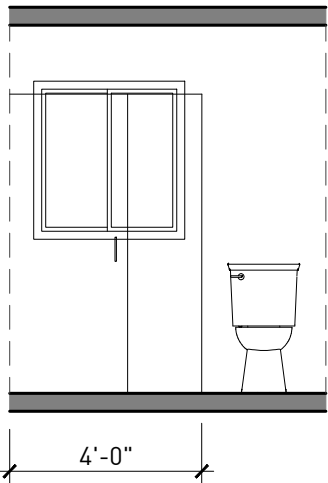
PROPOSED INTERIOR ELEVATIONS



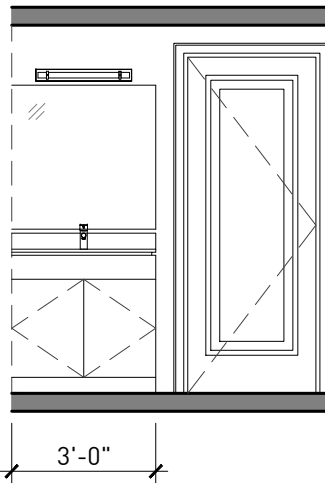
3B INT. ELEVATION (EXIST/DEMO)
SCALE: 1/4" = 1'-0"



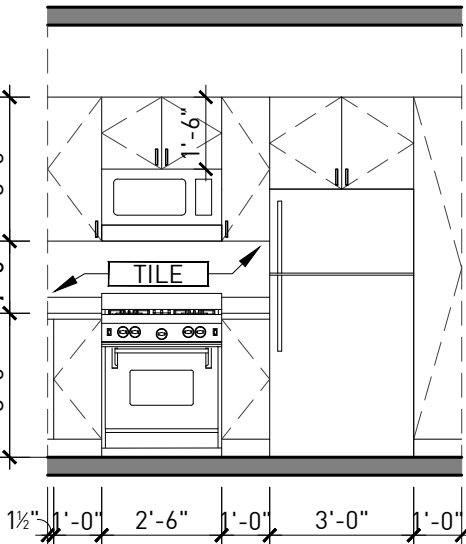
4B INT. ELEVATION (EXIST/DEMO)
SCALE: 1/4" = 1'-0"



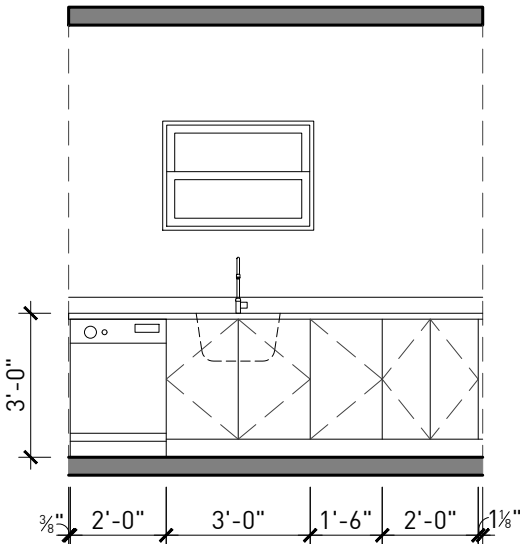
5B INT. ELEVATION (EXIST/DEMO)
SCALE: 1/4" = 1'-0"



6B INT. ELEVATION (EXIST/DEMO)
SCALE: 1/4" = 1'-0"



7B INT. ELEVATION (EXIST/DEMO)
SCALE: 1/4" = 1'-0"



8B INT. ELEVATION (EXIST/DEMO)
SCALE: 1/4" = 1'-0"

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MECHANICAL ENGINEER

CIVIL ENGINEER

700 SEWARD

700 SEWARD AVE, DETROIT, MI 48202

SITE PLAN REVIEW

REVISIONS	DATE	DESCRIPTION
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		HISTORIC DISTRICT COMMISSION REVIEW

SEAL

PENTHOUSE
ARCHITECTURE PLAN

DRAWING NO.

A-104.1



CHRISTIAN HURTIIENNE ARCHITECTS
2111 WOODWARD AVENUE, #201, MI 48201
313.825.2005 CHA-C.COM

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CONTRACTOR NOTE

MECHANICAL ENGINEER

CIVIL ENGINEER

700 SEWARD

700 SEWARD AVE, DETROIT, MI 48202

SITE PLAN REVIEW

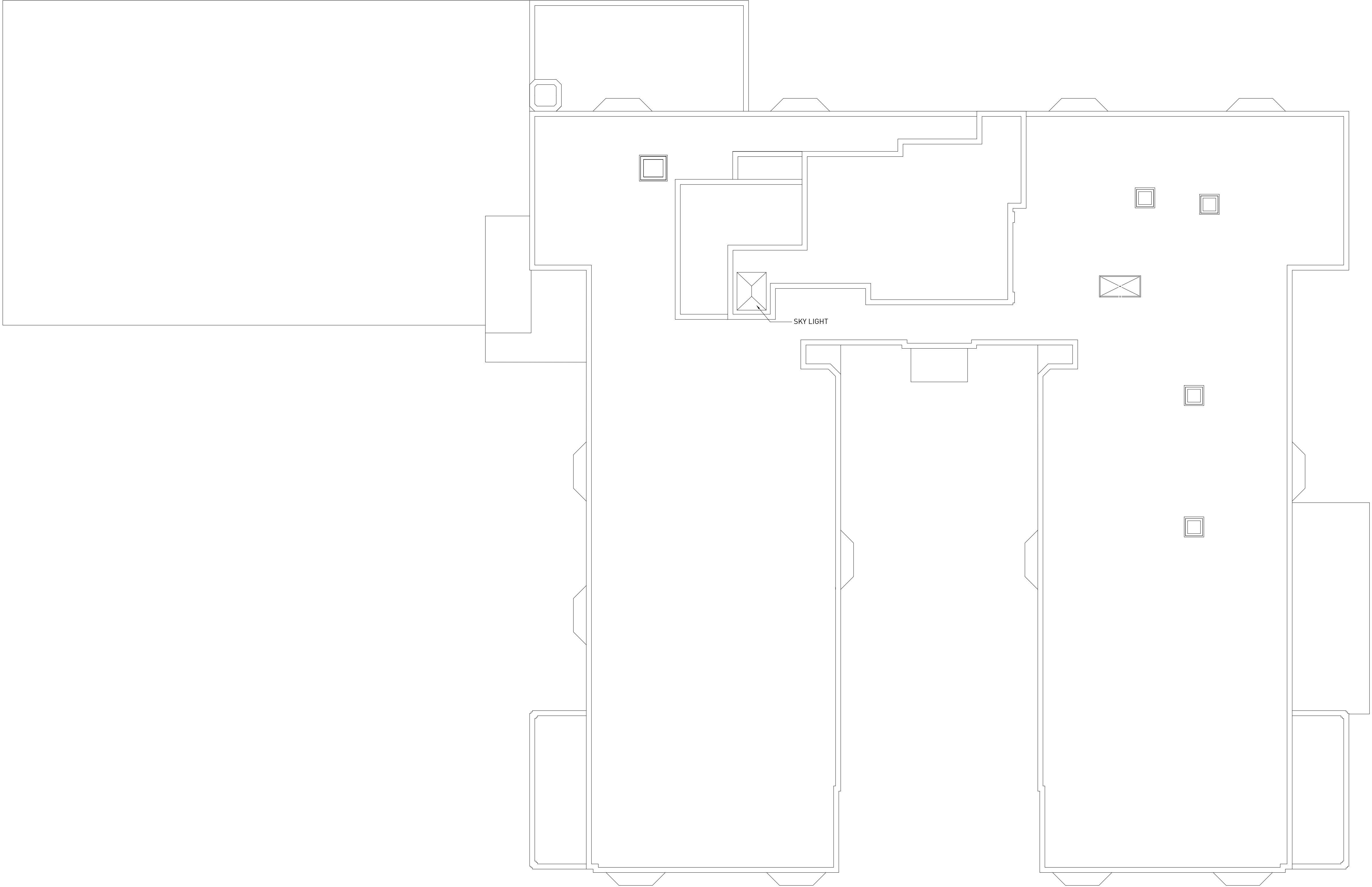
REVISIONS	DATE	DESCRIPTION
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3.	04.08.2019	COMMENTS
4.	04.22.2019	COMMENTS
		HISTORIC DISTRICT COMMISSION REVIEW

SEAL

ROOF PLAN

DRAWING NO.

A-105



1 ROOF PLAN
ORIGINAL DRAWING SCALE: 3/32" = 1'-0"

GENERAL NOTES

- MASONRY REPAIR (POINTING/BRICK REPLACEMENT)
- PANEL REPLACEMENT

LEGEND

- MASONRY
- NEW STUCCO
- EXISTING LIMESTONE

ELEVATION NOTES

- EL-1 EXISTING PTEK GRILL TO BE REPLACED WITH NEW UNITS OF SAME SIZE
- EL-2 NEW PTEK GRILL LOCATION
- EL-3 WINDOW TO DOOR
- EL-4 WINDOW/DOOR REPLACEMENT
- EL-5 BALUSTER RECONSTRUCTION
- EL-6 LINTEL OR SILL LIMESTONE REPLACEMENT



CHRISTIAN HURTTIENNE ARCHITECTS
2111 WOODWARD AVENUE, #201, MI 48201
313.825.2005
CHA-C.COM

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CONTRACTOR NOTE

MECHANICAL ENGINEER

CIVIL ENGINEER

700 SEWARD

700 SEWARD AVE, DETROIT, MI 48202

SITE PLAN REVIEW

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ELEVATIONS

A-201



1 SOUTH ELEVATION
ORIGINAL DRAWING SCALE: 3/32" = 1'-0"



2 EAST ELEVATION
ORIGINAL DRAWING SCALE: 3/32" = 1'-0"



3 EAST ELEVATION
ORIGINAL DRAWING SCALE: 3/32" = 1'-0"

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MECHANICAL ENGINEER

CIVIL ENGINEER

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4.	04.22.2019	COMMENTS HISTORIC DISTRICT COMMISSION REVIEW

ELEVATIONS

DRAWING NO.

A-202

GENERAL NOTES

- MASONRY REPAIR (POINTING/BRICK REPLACEMENT)
- PANEL REPLACEMENT

LEGEND

- MASONRY
- NEW STUCCO
- EXISTING LIMESTONE

ELEVATION NOTES

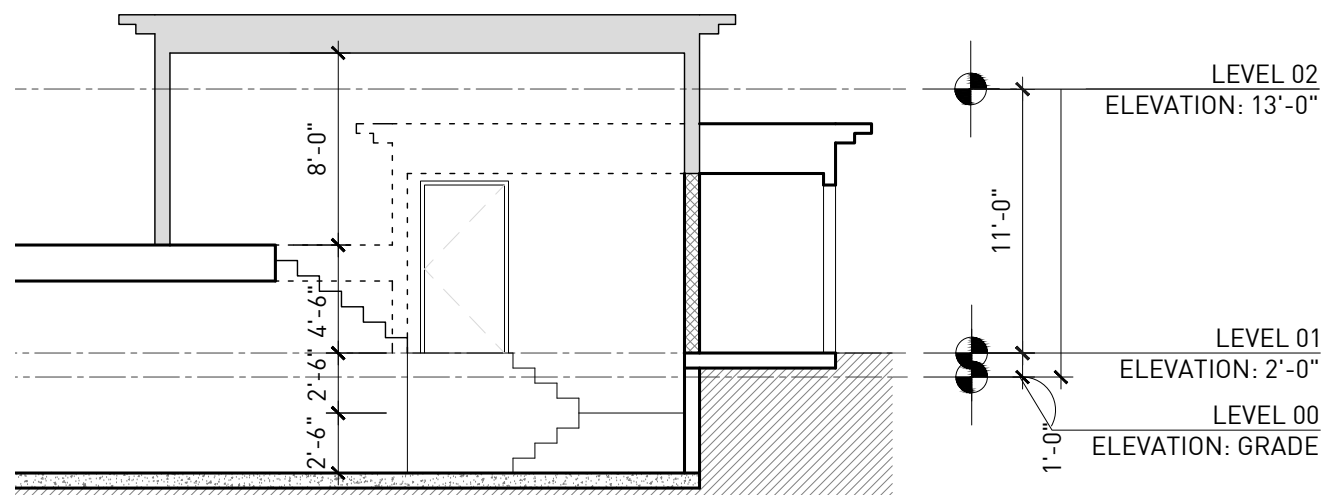
- EL-1 EXISTING PTEK GRILL TO BE REPLACED WITH NEW UNITS OF SAME SIZE
- EL-2 NEW PTEK GRILL LOCATION
- EL-3 WINDOW TO DOOR
- EL-4 WINDOW/DOOR REPLACEMENT
- EL-5 BALUSTER RECONSTRUCTION
- EL-6 LINTEL OR SILL LIMESTONE REPLACEMENT



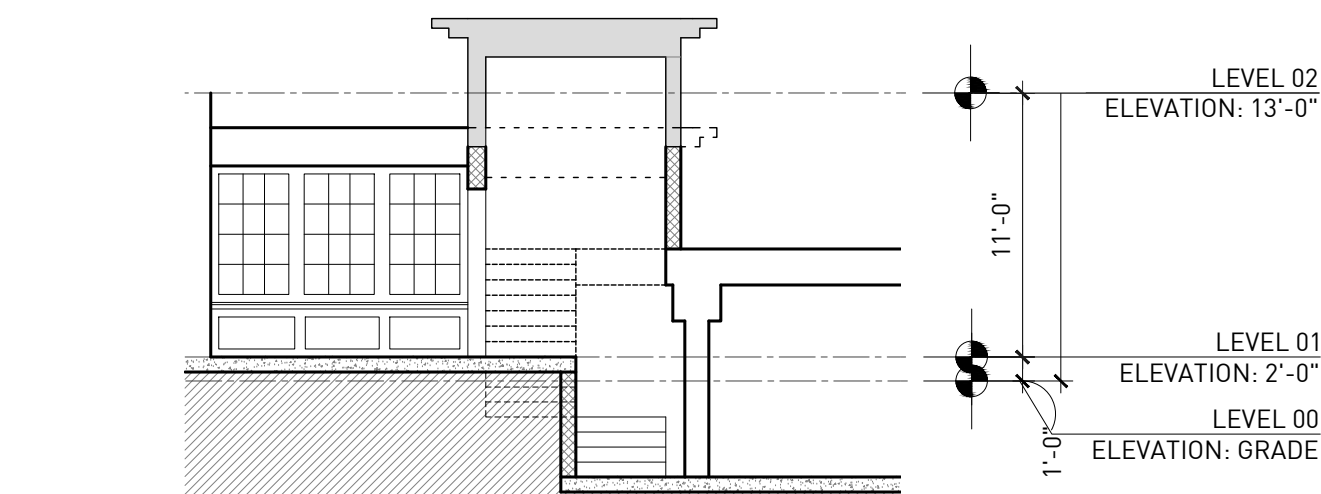
1 SOUTH ELEVATION
ORIGINAL DRAWING SCALE: 3/32" = 1'-0"



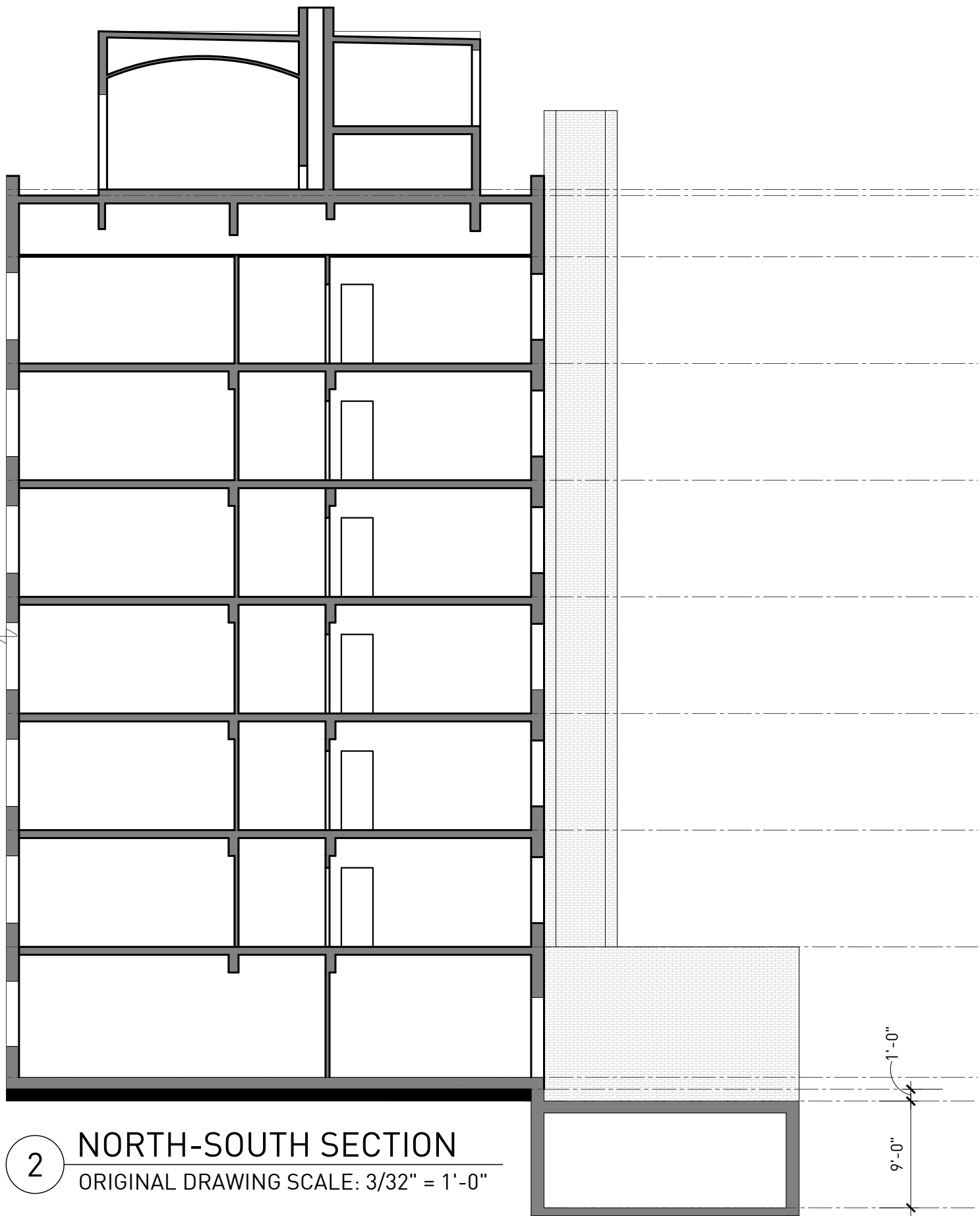
2 EAST ELEVATION
ORIGINAL DRAWING SCALE: 3/32" = 1'-0"



3 PARKING STAIR SECTION
ORIGINAL DRAWING SCALE: 1/8" = 1'-0"



4 PARKING STAIR SECTION 2
ORIGINAL DRAWING SCALE: 1/8" = 1'-0"



GENERAL NOTES

1. MASONRY REPAIR (POINTING/BRICK REPLACEMENT)
2. PANEL REPLACEMENT

LEGEND

- MASONRY
- NEW STUCCO
- EXISTING LIMESTONE

ELEVATION NOTES

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SEAL

ELEVATIONS

DRAWING NO.

A-203



1 EAST PERSPECTIVE



2 SOUTH-WEST PERSPECTIVE



3 WEST PERSPECTIVE



4 WEST PERSPECTIVE 2



5 NORTH-WEST PERSPECTIVE



6 NORTH-EAST PERSPECTIVE



7 NORTH-EAST PERSPECTIVE 2



8 WEST WING SOUTH PERSPECTIVE



9 COURTYARD PERSPECTIVE



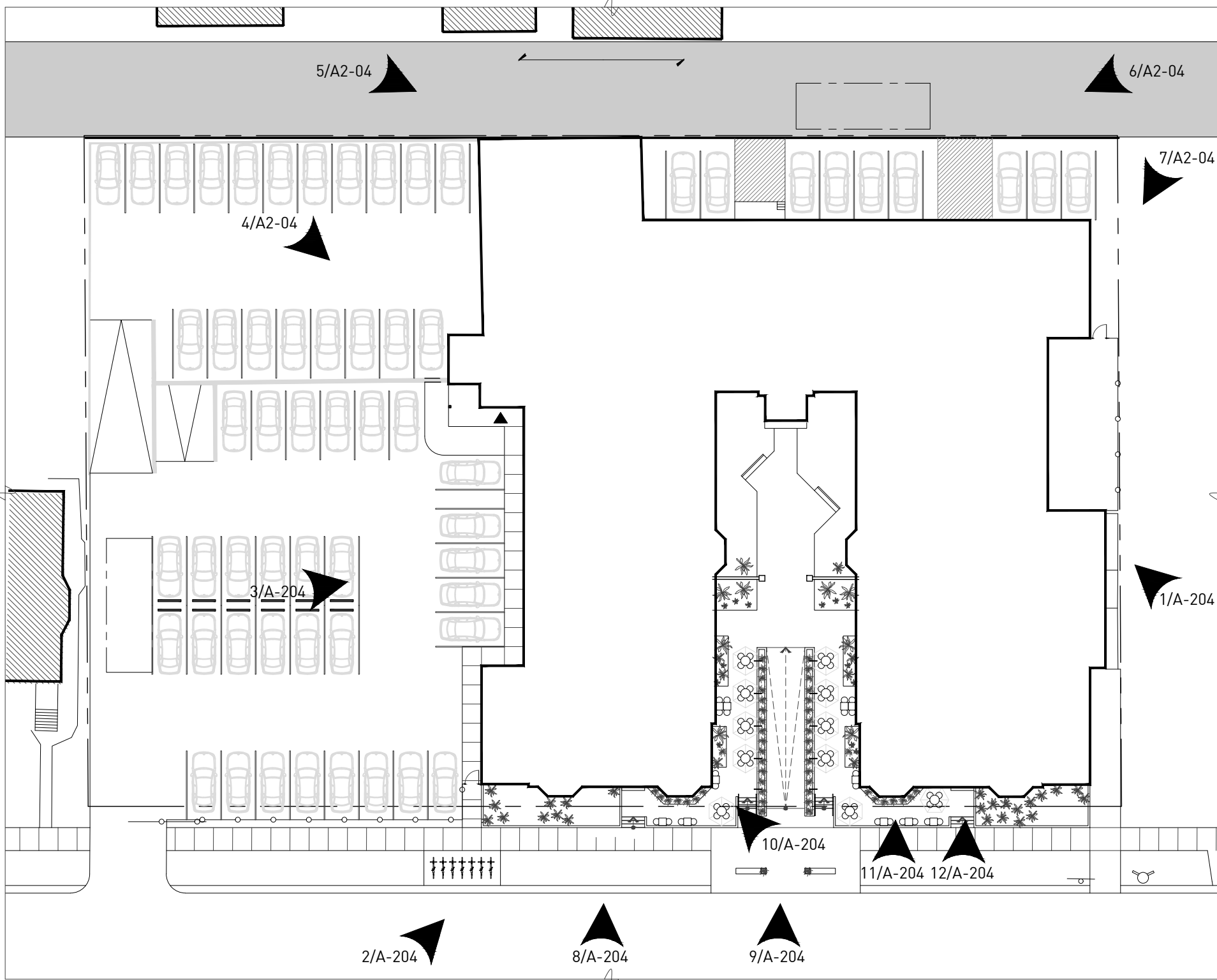
10 LAMP



11 BAY SURROUND



12 DOOR SURROUND



13 KEY PLAN

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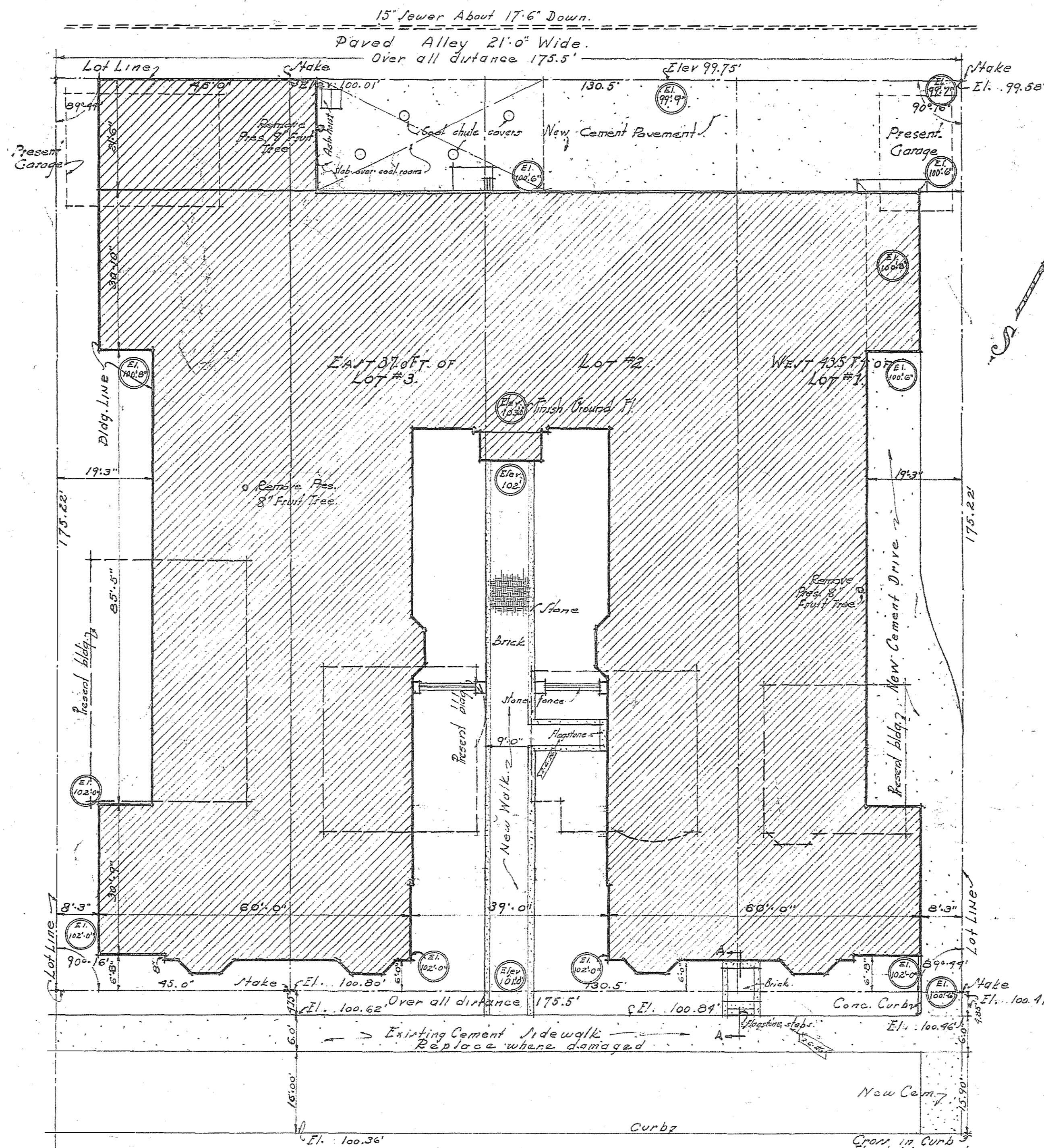
EXTERIOR IMAGES

DRAWING NO.

A-204

ABBREVIATIONS

Apt.	=Apartment.	H.	=Hall.
B.R.	=Bed Room.	K.P.	=Kitchen Plate.
B.	=Bath.	K.	=Kitchenette.
Bldg.	=Building.	L.	=Linen.
C.	=Center Line.	Lia Fl.	=Linoleum Floor.
Com.	=Cement.	L.R.	=Living Room.
C.F.	=Floor.	M.T.	=Marble Threshold.
Conc.	=Concrete.	P.H.	=Pent House.
Cl.	=Closet.	P.	=Plaster.
C.	=Column.	Rag.	=Register.
Col.	=Column.	R.	=Riser.
Compo.	=Composition.	R.T.	=Rubber Tile, Floor.
C.O.	=Carved Ornament.	Rst.	=Refrigerator.
C.Om.	=Carved Ornament.	Rad.	=Radiator.
Cab.	=Cabinet.	S.P.	=Sun Porch.
C.I.	=Cast Iron.	S.C.	=Suspended Ceiling.
Cond.	=Condenser.	M.	=Mure.
Det.	=Detail.	Jh.	=Jacket.
D.R.	=Dining Room.	T.F.	=Terrazzo Floor.
D.C.	=Dressing Closet.	Terr.	=Terrazzo.
Do.	=Door.	Vent.	=Ventilator.
El.	=Elevation.	Vent.	=Ventilator.
Elev.	=Elevator.	Wd.	=Wood.
Fl.	=Floor.	Wd Fl.	=Floor.
Gl.	=Glass.	W.I.	=Wrought Iron.
H.P.	=High Point.	Bsm.	=Basement.
Mch.	=Machinery.	R.m.	=Room.
M.C.	=Medicine Cabinet.	Fin.	=Finish.
Met.	=Metal.	Sec.	=Section.
Sq.	=Square.	Rd.	=Road.
W.	=Wardrobe.	T.T.	=Terrazzo Threshold.



DOOR SCHEDULE

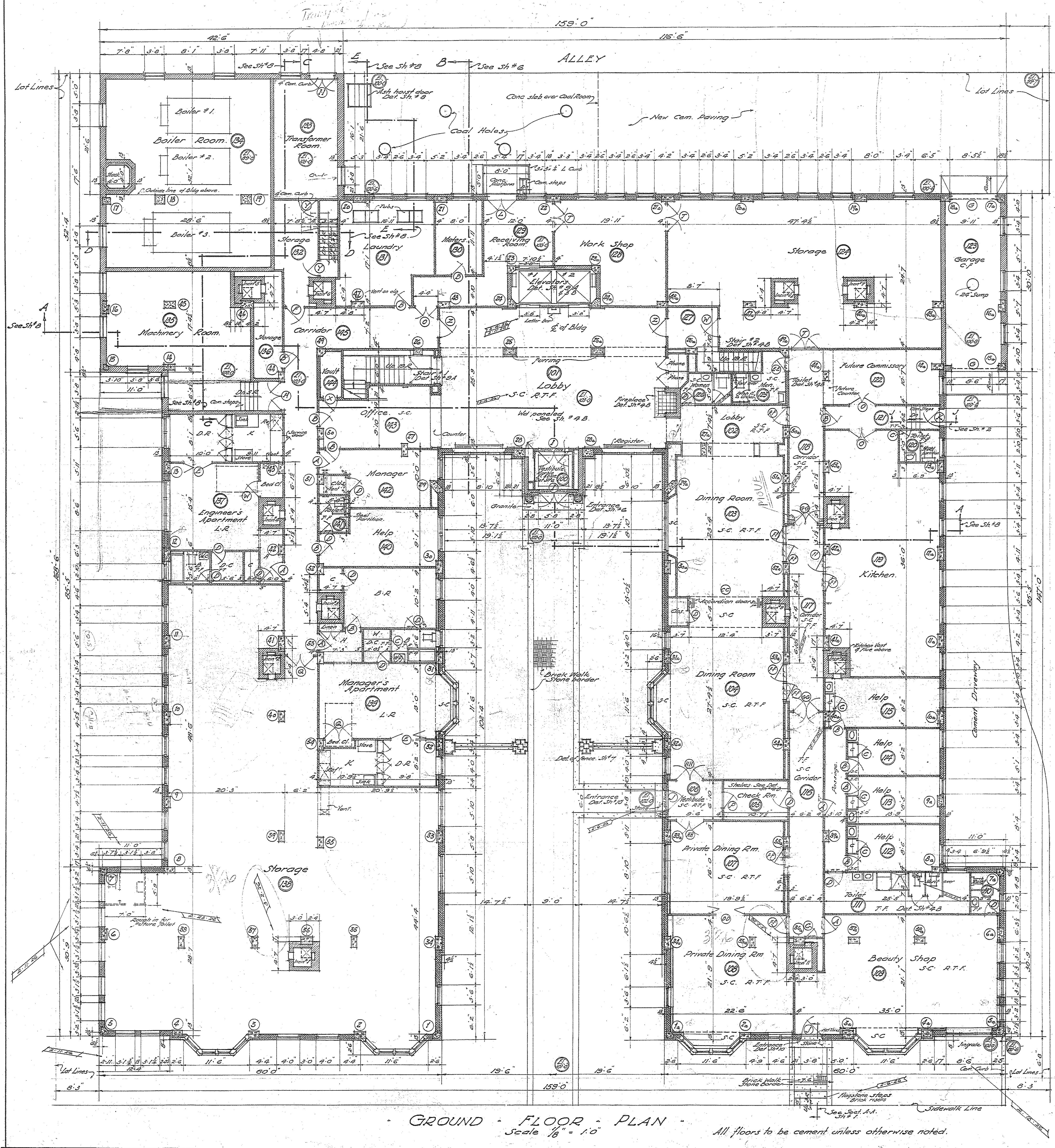
MARK	SIZE	THICK	MATERIAL	NOTES
A	3'-0" x 7'-0"	1 1/2"	Wood	Treasure
B	2'-0" x 7'-0"	1 1/2"	"	"
C	2'-0" x 7'-0"	1 1/2"	"	"
D	2'-0" x 7'-0"	1 1/2"	"	"
E	3'-0" x 7'-0"	1 1/2"	Wd & Gl.	French
F	3'-0" x 7'-0"	1 1/2"	Kalamata	Wire Glass
G	3'-0" x 7'-0"	1 1/2"	Wd & Gl.	Over Head
H	2'-0" x 7'-0"	1 1/2"	Kalamata	"
I	2'-0" x 7'-0"	2 1/2"	Wd & Gl.	See Sheet #6.
J	3'-0" x 7'-0"	2 1/2"	"	"
K	3'-0" x 7'-0"	2 1/2"	Wd & Gl.	Passion over
L	2'-0" x 7'-0"	2 1/2"	"	"
M	3'-0" x 7'-0"	1 1/2"	Wood	Owner's Apt.
N	2'-0" x 7'-0"	1 1/2"	"	"
O	2'-0" x 7'-0"	1 1/2"	"	"
P	2'-0" x 7'-0"	1 1/2"	"	"
Q	2'-0" x 7'-0"	1 1/2"	"	"
R	2'-0" x 7'-0"	1 1/2"	"	"
S	2'-0" x 7'-0"	1 1/2"	"	"
T	2'-0" x 7'-0"	1 1/2"	"	"
U	2'-0" x 7'-0"	1 1/2"	"	Owner's Apt.
V	2'-0" x 7'-0"	2 1/2"	Wd & Gl.	French
W	3'-0" x 7'-0"	1 1/2"	Wood	"
X	2'-0" x 7'-0"	1 1/2"	"	"
Y	3'-0" x 7'-0"	1 1/2"	Wood	Yacht Door
Z	See details	"	"	"
AA	3'-0" x 7'-0"	1 1/2"	Wood	Fire Door
BB	3'-0" x 7'-0"	1 1/2"	"	"
CC	See details	"	"	"
DD	2'-0" x 7'-0"	1 1/2"	Wd & Gl.	"
EE	2'-0" x 7'-0"	1 1/2"	Wood	"
FF	3'-0" x 7'-0"	1 1/2"	"	Leather covered
GG	2'-0" x 7'-0"	1 1/2"	Wd & Gl.	See Det.
HH	2'-0" x 7'-0"	1 1/2"	"	"
II	2'-0" x 7'-0"	1 1/2"	"	"

KEY TO MATERIALS			
	Brick		Stone
	Tile		Marble
	Concrete		Terrazzo
	Metal		Wood

BAYER DEVELOPMENT COMPANY

APARTMENT BUILDING FOR
DETROIT MICHIGAN

ALBERT KAHN, INC. ARCHITECTS DETROIT MICHIGAN	JOB 1285	SHEET 1
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APARTMENT BUILDING
 BAYER DEVELOPMENT CO.
 DETROIT MICHIGAN
 ALBERT KAHN INC. ARCHITECTS
 DETROIT MICHIGAN

GROUND FLOOR PLAN & DETAILS			
NO.	BY	DATE	REVISION
1	AK	12.25.25	1
2	AK	12.25.25	2
3	AK	12.25.25	3
4	AK	12.25.25	4
5	AK	12.25.25	5
6	AK	12.25.25	6
7	AK	12.25.25	7
8	AK	12.25.25	8
9	AK	12.25.25	9
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96	AK	12.25.25	96
97	AK	12.25.25	97
98	AK	12.25.25	98
99	AK	12.25.25	99
100	AK	12.25.25	100

1225
 3A
 5/13/25 substitute 3A